133651

City of Bombay Improvement Trust.

ADMINISTRATION REPORT

FOR THE

YEAR ENDING 31*st MARCH* 1913.

LIBRARY OF THE BOMBAY BRANCH OF THE ROYAL ASIATIC SOCIETY

THE TIMES PRESS, BOMBAY—3663·13

LIBRARY OF THE BOMBAY BRANCH OF THE ROYAL ASIATIC SOCIETY

00133651

Digitized with financial assistance from

Government of Maharashtra

on 01 February, 2020

LIBRARY OF THE BOMBAY BRANCH OF THE ROYAL ASIATIC SOCIETY

City of Bombay Improvement Trust.

BOARD OF TRUSTEES.

As on date of Report 1st September 1913.

		Date of original appointment.
	Chairman.	
1.	The Hon'ble Mr. J. P. Orr, C.S.I., I.C.S., J.P. ...	23rd April 1909.
	Ex-officio Trustees.	
2.	Major-General G. F. Gorringe, C.M.G., C.B., D.S.O., General Officer Commanding Bombay District ...	6th May 1912.
3.	E. L. Sale, Esq., I.C.S., J.P., Collector of Bombay ...	8th November 1910.
4.	J. Crerar, Esq., I.C.S., J.P., Municipal Commissioner for the City of Bombay	15th July 1913.
	Elected by the Corporation.	
5.	Sir Bhalchandra Krishna Bhatawadekar, Kt., L.M., J.P.	9th November 1898.
6.	Dinsha Edulji Wacha, Esq., J.P.	9th November 1898.
7.	The Hon'ble Sir Ibrahim Rahimtoola, Kt., C.I.E., J.P.	9th November 1898.
8.	Nowroji Jehangir Gamudia, Esq., J.P.	29th April 1907.
	Elected by the Chamber of Commerce.	
9.	Major H. A. L. Hepper, R.E., J.P....	2nd April 1913.
	Elected by the Port Trustees.	
10.	The Hon'ble Mr. F. L. Sprott, J.P.	28th April 1910.
	Elected by the Millowners' Association.	
11.	Sir Sassoon David, Bart., J.P.	9th November 1898.
	Nominated by Government.	
12.	Sir Vithaldas D. Thackersey, Kt., J.P.	22nd September 1909.
13.	A. M. Tod, Esq., J.P.	1st April 1910.
14.	A. H. Whyte, Esq., J.P.	1st April 1913.

The City of Bombay Improvement Trust.

PRINCIPAL OFFICERS OF THE BOARD
as on 1st September 1913.

Engineering Staff.

	Date of original appointment.
R. J. Kent, Esq., J.P., A.M.Inst.C.E., Trust Engineer. (*On leave.*)	27th July 1907.
J. F. Watson, Esq., J.P., B.E., A.M.Inst.C.E., Acting Trust Engineer	4th September 1903.
F. G. B. Hawkins, Esq., A.R.I.B.A., Trust Architect,	6th May 1911.
N. D. Katrak, Esq., L.C.E., Assistant Engineer ...	14th April 1903.

Land Manager's Department.

M. S. Bharucha, Esq., L.C.E., Land Manager ...	1st August 1901.
R. H. A. Delves, Esq., F.S.I., Deputy Land Manager.	3rd December 1903.
J. T. Burge, Esq., F.S.I., 1st Assistant Land Manager	1st November 1912.
H. P. Matbar, Esq., L.C.E., 2nd Assistant Land Manager	1st October 1901.
D. J. Samson, Esq., L.C.E., 3rd Assistant Land Manager	9th November 1898.

Medical Officer.

Dr. A. P. Cama, L.M. & S.	18th May 1900.

Secretary and Chief Accountant.

C. M. Correa, Esq., B.A.	22nd January 1913.

City of Bombay Improvement Trust.

ADMINISTRATION REPORT, 1912-1913.

INDEX.

		Page
	Names of Trustees	iii
	,, Officers	v
Para.		
1.	Introductory	1
1.	The amended Act	1
2.	Statistics of Trust's Work to date	2
	Acquisition.	
3.	Collector's Cases...	4
4.	Tribunal Cases	8
5.	High Court Cases	9
	Works.	
6.	General	9
7.	Works in Schemes	10
8.	Chawls and Semi-permanent Huts	11
	General Administration.	
9.	Changes in Trust Programme	12
10.	,, ,, Estate...	14
11.	Dishousing and Rehousing	16
12.	Long Leases	16
13.	Short Leases	16
14.	Administration of Chawls	18
	Finance.	
15.	Loan	22
16.	Earnings on Surplus Cash Balance	23
17.	Accounts of 1912-13	24
18.	Capital Account	24
19.	General Account...	25
20.	Interest payable under Section 63 of the Act	27
21.	Collection of Revenue	27
22.	Cost of Management and Establishment...	27
23.	Provident Fund	28
	Personnel.	
24.	Chairman...	29
24.	The Staff...	29
24.	Medical Examiner	30
25.	Tribunal of Appeal	30
26.	Special Collectors	30
27.	The Board	30
28.	Meetings...	31
29.	Important Debates of the Year	31

LIST OF APPENDICES.

	PAGE	PARA. OF REPORT
Note.—In the margin are noted any paras. of the report in which particular Appendices are specially referred to.		
A. —Synopsis of Capital Account to end of 1912-13	39	
B. 1.— Do. of General Account to end of 1912-13	40	
2.—Tabular statement showing from Appendix **B-1** how the burden of Interest and Sinking Fund charges on Trust's borrowings up to the end of 1912-13 has been shared by Government, the Municipality and the Trust	41	
3.—Comparison of amounts contributed towards Interest and Sinking Fund charges up to end of 1912-13 by Government and Municipality with the Capital borrowed by the Trust up to end of 1912-13 for expenditure on Government and Municipal land vested in the Trust	42	
4.—Comparing the Municipal contributions to the Trust with 2 per cent. on City assessments	43	9
C.—Analysis of Loans...	44	15
D-1.—Estates on Government lands...	45—46	
2.— Do. Municipal lands	47	
3.— The Trust's own acquired estates	48	
4.—Summary	49	
5.—Note on Government lands vested in the Trust	50	
STATEMENT **A**—Showing the balance on hand (plot by plot) of Schedule C areas and values as on 31st March 1913	51—53	10
„ **B**—Showing the balance on hand of Schedule D areas and value as on 31st March 1913 ...	54	10
E. —List of Trust's Schemes showing progress in each in 1912-13 and work yet to be done	55—62	
F. —Statement showing areas acquired before and in 1912-13 and areas to be acquired after 1912-13 with cost	63	
—Synopsis of leasings to end of 1912-13	64—65	12
2.—List of plots leased in 1912-13	66—67	12
H.—List of Police Accommodation schemes...	68	
I.— Do. Chawls for the poor	69	14

		Page	Para. of Report
J-1.	List of Roads constructed by the Trust and handed over to the Municipality	70—74	
2.	Do. Roads yet to be handed over	75—77	
3.	Analysis of **J-1** and **J-2**	78	
K.	Details of acquisition work before and in 1912-13	79	3
L.	*Precis* of important Acquisition Cases	80—85	3, 4 & 29
M.	Selections from Trust's Proceedings in 1912-13	85	10, 22 & 29

Serial No.	Trustees' Resolution. No.	Trustees' Resolution. Date.	Subject.	Page	Para. of Report
1	Finance & Establishment Committee's Report.	29th May 1913 ..	Distribution of the Cost of Management and Establishment.... ...	85–92	22
2	23	4th Feb. 1913 ..	Acquisition of Rowlee Hill... ..	93–94	29
3	220	19th Nov. 1912 ...	Amendment of the Trust's Forms of agreements and leases	94–105	29
4	24	21st Jany. 1913 ...	Rules for the Regulations of gallaries in shops on Trust's Estates ...	105–106	29
5	82	23rd April 1912 ...	Reorganization of Departments ..	106–122	29
6	Report of Improvement Committee No.II of 1912. 232 240	10th Dec. 1912. 17th Dec. 1912...	Slum improvement...	122-148	29
7	168	3rd Sept. 1912 ...	Construction of Parel-Sewri Road...	148	29
8	184 228 229	3rd Sept. 1912 3rd Dec. 1912 3rd Dec. 1912	Eastern Avenue	149–151	29
9	156	13th Aug. 1912 ...	Cottage Scheme in Scheme V ...	151–152	29
10	184	11th. Nov. 1912 ...	Development of Scheme V... ...	153–155	10

Audited Accounts.

	PAGE
General Balance Sheet—	
(1) Capital Account	2-5
(2) General Account	5
(3) Sinking Fund Account	5
(4) Provident Fund Account	6
(5) Miscellaneous Account	6
Appendices—	
I.—Capital Account—*Cost of Management and Incidental Expenses*	8-9
II.— „ „ —*Statement of Expenditure on works.*	10-17
III.—General Account—*Revenue*	18-19
IV.— „ „ —*Expenditure*	20-22
V.—Account of Balances under General Account as per Section 79 (3) of Act IV of 1898	23
VI.—Sinking Fund Statement	24-25

Maps.

I.—Map of the Island of Bombay.

II.—Development of Scheme V and part of Scheme VI.

III.—Nowrojee Hill Scheme XXIX.

IV.—Plans of Rent Collectors' Quarters on Imamwada chawl site.

V.—Photo of ditto ditto.

City of Bombay Improvement Trust.

Annual Report for 1912-13.

Introductory.

The year 1912-13 was the fourteenth complete year of the Trust's existence and was marked by the passing of the Bill to amend the City of Bombay Improvement Act which, after much discussion in the Bombay Legislative Council in the rains, came into force as Bombay Act No. I of 1913 on 3rd January 1913.

The amended Act.

The main object of the amending Act was to simplify the financial arrangements between Government, the Municipality and the Trust, and make them more favourable to the local bodies. Under the old Act the Municipality's annual contribution to the Trust was an indefinite sum limited by a maximum of 2 per cent. on the Municipal assessments of the year, and subject to refund at the end of the year to the extent of the Trust's revenue profits in the year. Under the amended Act, the Municipal contribution is a definite share in the year's general tax receipts, approximating to 2 per cent. on assessments, and subject to no maximum; and the Trust keep their profits for their own use.

Under the original Act the Trust had from 1909 onwards to pay to Government and the Municipality 3 per cent. per annum as interest on the schedule value of the Government and Municipal lands vested in them, while Government and the Municipality were at liberty to resume any unleased vested lands for public purposes without paying compensation, except in respect of Capital spent by the Trust in improving them. Under the amended Act the Trust have no interest to pay, and Government and the Municipality must on resuming vested lands pay the Trust their full market value.

Further the Flats which under the original Act were of comparatively little use to the Trust, because no part could be leased for building purposes or otherwise than on sufferance leases, have under the Act become the Trust's freehold property, subject to certain restrictions as to user, *viz.*, that the 75 acres, south of Clerk Road, are to be maintained as a free public park and the Race Course plot is to be maintained as a recreation ground and may, with the sanction of Government, be leased for a Race Course for not more than 30 years at a time.

Another new provision which adds greatly to the practical utility of the vested lands is the new section 60 (6A), which provides that vested lands may be exchanged for freehold lands; negotiations are now in progress for the substitution of a compact block of land for the numerous scattered irregular blocks of Schedule D land, which not only could not be disposed of themselves but rendered the Board's freehold land adjacent to them unleasable. They will now become freehold so that they can be included in plots to be leased for 999 years, while the plots formed out of the compact block given in exchange will all be leasable for 99 years only.

Following the Calcutta Improvement Act, the new Act makes the Municipality the reversioners of the Trust's assets and liabilities, so that the large plots in the Flats, the ownership of which has been the subject of a long-standing dispute between Government and the Corporation, will, along with the rest of the Trust's

Estate, with the exception of the Government land vested in them for 99 years, ultimately become the property of the Municipality.

Under the original Act the Trust were required to gradually pay Government, out of their annual profits, the value of so much of the Cooperage and Marine Lines maidans as the Trust had appropriated as open spaces. Under the new Act they pay nothing, although these lands are never to revest in Government.

Under the original Act sums received in composition of rents had to be credited to revenue: so the Trust could not allow such composition, for fear of the sums so received during the year having to be paid to the Municipality as surplus profits at the end of the year. Under the amended Act such sums are credited to Capital, and the Trust are now allowing rents to be compounded.

The new Act abolishes the original section 73, under which money was annually to pass between the Trust and the Municipality after a complicated calculation as to the nett financial benefit derived by the Municipality from the Trust's operations of each year.

The amended Act is more favourable to the public than the original in so far as the 15 per cent. on market value payable in ordinary Land Acquisition Cases on account of compulsory acquisition is allowed in Police Accommodation Schemes and Deferred Street Schemes, *i.e.*, street schemes in which land is taken up for future improvements of streets before it is actually required for traffic purposes. Under the original Act the 15 per cent. was not allowed in respect of land acquired for any Trust scheme.

Further, to remove the hardship owners of property notified under Trust schemes were put to by reason of delay (sometimes extending to 6 years) between notification and declaration of the scheme, the amending Act provides that the Trust must, if so required, proceed with acquisition of notified land within a year of notification or definitely abandon acquisition proceedings.

Apart from finance, the most important part of the amended Act is the set of new sections under which the Trust are empowered to co-operate with employers of labour for the housing of the working classes by constructing chawls for their employés and leasing them to the employers at a rent calculated so as to yield to the Trust in the course of the 28 years of the lease the capital sunk in the scheme plus 4 per cent. interest, the chawls then becoming the property of the employers. The Trust are now negotiating with 3 Mill Companies for schemes under these sections.

Statistics of Trust's work to date.

*Land 8½
Works 20½
Management and Establishment 5

29

†Land 364½
Works 51½
Management and Establishment 43½

459

2. The usual appendices giving a synopsis of the Trust's work up to date under different heads are appended to this report. They are summarised below :—

Appendix A.—A synopsis of the Trust's Capital Account transactions, showing how 488 lakhs have been spent on the City, *viz.*, 29* on the development of building estates on certain Government and Municipal lands temporarily vested in the Trust and 459† on the acquisition and development of the Trust's own estates.

Appendix B.—A synopsis of the Trust's General Account transactions, showing how the burden of Interest and Sinking

Fund charges to date (145 lakhs) on the Capital (475 lakhs) borrowed by the Trust has been distributed between Government (12 per cent.), the Municipality (33½ per cent.), and the Trust (54½ per cent.), and how the nett contribution (65¾ lakhs) received by the Trust from Government and the Municipality towards these charges amounts to only Rs. 29¼ lakhs more than the Capital the Trust have sunk in the Government and Municipal lands which are temporarily vested in the Trust. In a Supplementary Statement, Appendix B-4, the Municipality's actual contributions to the Trust under Section 72 are compared year by year with the maximum contemplated by that section; they fall short of the maximum by over 44 lakhs.

Appendix C.—A statement showing year by year the loans raised by the Trust with the interest paid on each loan and the Sinking Fund accumulated to date. Totals Rs. 475 lakhs raised; Rs. 9½ lakhs payable as half-yearly interest; Rs. 17¼ lakhs accumulated in Sinking Fund.

Appendix D.—A list of Trust estates as at the end of 1912-13 showing how far they have been developed. Total developed area 14·4 lakhs square yards, valued at Rs. 325½ lakhs; undeveloped 53 lakhs square yards, acquired at a cost of Rs. 155 lakhs. Two statements comparing the Government and Municipal lands vested in the Trust with the original grants under Schedules **C** and **D** are also appended.

Appendix E.—A list of the schemes undertaken by the Board showing the area and cost involved in each, the progress made in 1912-13, the further work to be done and the estimated cost thereof; aggregate cost 802 lakhs, including 456 lakhs spent to end of 1912-13.

Appendix F.—A tabular statement showing the area acquired in each scheme with cost of acquisition and estimate of future cost. Total 40½ lakhs square yards acquired for nearly Rs. 358 lakhs; 10¾ lakhs square yards yet to be acquired at a probable cost of Rs. 228 lakhs.

Appendix G.—A tabular statement showing the progress made in leasing building sites on the Trust's developed estates. Total 553 sites, leased at annual rentals aggregating a little over 9½ lakhs, leaving 317 estimated to yield a rental of 3⅔ lakhs yet to be let on building leases. These unleased plots at present yield about Rs. 2½ lakhs per annum.

Appendix H.—A list of Police Accommodation Schemes undertaken by the Trust, showing that in 7 completed schemes

accommodation for 21 officers and 392 men with their families and 19 horses has been provided on sites aggregating 20,118 square yards in area, at a cost of Rs. 11,82,523, on which Government have to pay the Trust Rs. 55,310 as annual rent.

Appendix I.—A list of chawls constructed for the poorer and working classes by the Trust, showing that in 50 completed chawls accommodation for 14,935 adults has been provided on sites aggregating 67,171 square yards in area at a Capital cost of Rs. 34,31,794. Annual Rents (from Rs. 3-4 to Rs. 5 per room, per month) aggregating Rs. 2·3 lakhs per annum. Capital cost per adult accommodated Rs. 230.

Appendix J.—A list of roads constructed by the Trust. Total 88 roads aggregating 12·2 miles in length and 302,074 square yards in area, handed over to the Municipality including 5,025 square yards handed over in 1912-13 ; others complete and incomplete aggregating 1·9 miles in length and 135,614 square yards in area, yet to be handed over. Cost of roads to date 87½ lakhs for acquisition and Rs. 20½ lakhs for construction: total Rs. 108 lakhs.

ACQUISITION.

Acquisition of Land.
(a) Collectors' cases.

3. There was only one Special Collector, Mr. J. D. Framji, Bar.-at-Law, engaged in acquiring land for the Trust under the Land Acquisition Act during the whole year. It was only for the last 3 weeks of the year that Mr. G. S. Hardy, I.C.S., worked as additional Special Collector.

Including the balance of 466 cases opened but not concluded by the close of the year 1911-12, 689 land acquisition cases came before the Special Collectors during the year 1912-13, and of these 597 remained undisposed of at the end of the year. In the 92 cases disposed of, awards aggregating Rs. 14,59,687 were made for land aggregating 265,910 square yards, an average of Rs. 5·49 per square yard. The Special Collector and his establishment cost the Trust Rs. 39,498.

The area acquired was only about 24·8 per cent. of the total area to be acquired and was mostly acquired in settlement cases in the last month of the year. Details are given Scheme by Scheme in Appendix **K**.

The distribution between cases settled and cases fought out was as follows :—

Settled amicably.			Fought out.			Total.		
No. of Cases.	Area.	Amount.	No. of Cases.	Area.	Amount.	No. of Cases.	Area.	Amount.
63	Sq. yds. 221,383	Rs. 13,40,931	29	Sq. yds. 44,527	Rs. 1,18,756	92	Sq. yds. 265,910	Rs. 14,59,687

Over two-thirds of the cases, including almost all the important ones and absorbing about 92 per cent. of the total amount awarded were settled: in no previous year was the percentage of settled cases to total more than 74.

Acquisition work was, however, for reasons detailed in the next three sub-paras, very slow in the first three-quarters of the year.

Scheme XXXVII, now known as the Sydenham Road Scheme, was declared on 18th January 1912 and the acquisition commenced on 4th March 1912. As usual in a new scheme, the Collector, in order to be fair to both parties, took evidence in a large number of cases, especially as to the factor of years' purchase prevalent in recent sales in the different parts of the Scheme, before making any award. For several months after the commencement of acquisition work, the claimants contended for an unreasonably high number of years' purchase, even up to 22, particularly along Parel Road; they adduced a mass of evidence to that end, and would not make reasonable offers for settlement till late in the official year, when it became clear that the evidence hitherto adduced, weakened as it was under cross-examination, would not justify much more than 16⅔ years' purchase, save in a few favourably situated cases. The result was that, though the amount of awards in this Scheme during 1912-13 was only Rs. 8,13,397, the amount awarded during April and May 1913 was Rs. 7,87,039 in 20 cases and on the 1st of June 1913 there were 22 settled cases involving Rs. 7,62,100 compensation not awarded, 11 cases in which offers aggregating Rs. 4,36,800 had been received but not yet considered by the Acquisition Committee, and several other cases in which negotiations for settlement were in progress. It will thus be seen that the work put in in the Special Collector's Court during 1912-13 in Scheme 37 must be gauged not by the figures of awards in that year but by those just given for awards during the first few months of 1913-14.

Then, again, practically no progress could be made during 1912-13 in the other big new scheme—the East Agripada Scheme—with its 175 cases, as the scheme was not declared till 28th November 1912, leaving little time for the necessary surveys and accumulation of evidence before the end of the year.

Again, as regards Schemes V and VI, the long-discussed question of the fair method of assessment of compensation for poor village properties was not finally decided by the Land Acquisition Committee till the 6th January 1913. According to this decision, each village property is to be valued for settlement purposes on the value of land and half the present cost of the building. This decision was arrived at too late to permit of much progress being made in pursuance of it during the year. However, from the date of the decision to 31st May 1913, settlements in 67 of the 212 outstanding village cases have been arrived at, and offers are still being received from claimants in the remaining cases.

The principal cases heard by the Special Collectors in the year are set out in the appended table, the points of contention in the more contentious of these cases are fully set out in Appendix **L.** :—

Serial No.	Scheme No.	Case No.	Date on which Case opened.	Date on which Award made.	Owner's Name.	Area.	Original and subsequent Claim.	Trust's Valuation.	Collector's Award.	Remarks.
						Sq. yds.	Rs.	Rs.	Rs.	
1	Scheme III—Sandhurst Road Street Scheme.	437 A 437 B	13th May 1904 ...	24th August 1912..	Mr. R. D. Setna, Receiver of the Estate of Mr. Pirbhoy Damji.	932	* {3,51,159 2,54,410 2,41,436 2,16,371}	1,24,150	1,23,000	Settled.
2	Scheme V	383 383 A	18th August 1908 ...	30th April 1912...	„ Mathuradas Goculdas ...	5,430	No claim put in before settlement	25,000	25,000	Do.
3	Do. ...	503	28th November 1910.	6th December 1912	„ Ramdas Mulji	30,179	1,36,515	66,000	66,000	Do.
4	Scheme VI—Sion-Matunga Scheme.	697	24th June 1908 ...	2nd May 1912 ...	Messrs. Madhavrao Jayasingrao Jagtap and others.	25,896	77,620	51,500	51,500	Do.
5	Do. ...	972	5th July 1910 ...	14th March 1913...	Government of Bombay ...	1,04,522	* {143,471 76,285 42,200}	40,500	40,500	Do.
6	Scheme XXXI—Parel Street Scheme.	31	7th January 1908...	20th March 1913 ...	Messrs. E. D. Sassoon & Co....	484	No claim put in before settlement.	43,373	43,373	Do.
7	Do. ...	94	6th January 1909...	7th January 1913...	Goswami Shri Dwarkish Lalji Maharaj Valabraiji.	3,927	51,302	13,500	13,792	Do.
8	Scheme XXXVII—Crawford Market to Sandhurst Road Street Scheme.	15	11th March 1912 ...	4th March 1913...	Mr. Alibhai Dhondiba Tamboli	112	43,195	29,900	30,000	Do.

* Claims reduced from time to time.

The principal cases heard by the Special Collectors in the year are set out in the appended table, the points of contention in the more contentious of these cases are fully set out in Appendix **L** :—*contd.*

Serial No.	Scheme No.	Case No.	Date on which Case opened.	Date on which Award made.	Owner's Name.	Area.	Original and subsequent Claim.	Trust's Valuation.	Collector's Award.	Remarks.
						Sq. yds.	Rs.	Rs.	Rs.	
9	Scheme XXXVII.—Crawford Market to Sandhurst Road Street Scheme.	52	2nd April 1912 ...	18th November 1912.	Mr. Ranchordas Madhavdas...	1,026	No claim put in before settlement	1,21,926	1,21,000	Settled.
10	Do. ...	92	29th April 1912 ...	25th February 1913..	„ Pitambar Akheram ...	376	63,766	46,494	47,000	Do.
11	Do. ...	94	Do. do. ...	20th March 1913 ...	Messrs. Lalji Doongersey and another.	334	54,803	37,833	38,000	Do.
12	Do. ...	95	Do. do. ...	7th February 1913 ...	Mr. Kashavji Tricumdas ...	356	44,170	31,303	31,200	Do.
13	Do. ...	105	13th May 1912 ...	30th January 1913...	Bai Fatma Begum, wife of His Highness Sultan Ghalib bin Awad Jan Baz Jang Bahadur.	408	58,050	49,000	48,500	Do.
14	Do. ...	229	30th July 1912 ...	26th March 1913 ...	Mr. Purshotamdas Mangaldas Nathubhai.	2,945	No claim put in before settlement	3,21,000	3,21,000	Do.

(*b*) Tribunal Cases.

4. Including the balance of the 9 undisposed of cases at the close of 1911-12, 11 References for revision of awards (exclusive of those for apportionment and those on technical and legal points) in land acquisition cases, came before the Tribunal of Appeal during 1912-13, and all of them were disposed of during the year. The 11 References disposed of may be divided into three classes, *viz.*, those contested, those settled, and those allowed to be withdrawn by the Court or dismissed for non-appearance of the claimants before the Tribunal.

There were 5 contested References. The Collector's awards were increased in 4 cases and confirmed in one. Total increase Rs. 3,691, *i. e.*, 13 per cent.

There were 5 settled References in which the total amount of excess awarded over the Collector's award was Rs. 70,360, *i. e.*, 19 per cent.

The remaining 1 Reference was dismissed as the claimant offered no evidence.

The following statement compares owners' claim, Trust valuation, Collector's and Tribunal's awards in the 5 contested and 5 settled References :—

Scheme No.	Case No.	Owners' Claim.	Trust Valuation.	Special Collector's Award.	Tribunal's Award.	Number of Hearings before Tribunal.	Remarks.
		Rs.	Rs.	Rs.	Rs.		
V	274	2,256	717	742	742	2	Contested test case for village houses.
V	305A	4,753	800	800	2,500	3	Settled.
V	311A	2,260	675	675	1,659	1	„
XXIX	264	22,327	9,250	10,600	12,390	5	Contested.
XXIX	325	3,770	2,150	3,294	4,739	5	„
XXIX	358	11,633	4,250	5,800	5,972	3	„
XXXI	4	4,37,729	2,04,144	2,26,356	2,61,356	1	Settled.
XXXI	12	2,52,729	94,473	1,17,967	1,47,967	1	„
XXXI	55	31,360	4,744	7,322	7,606	8	Contested.
XXXI	99	47,091	17,269	18,531	21,207	1	Settled.
	Total ...	8,15,908	3,38,472	3,92,087	4,66,138	30	
Cases 4 & 12 of Scheme XXXI ...		6,90,458	2,98,617	3,44,323	4,09,323	2	
Remainder	... ...	1,25,450	39,855	47,764	56,815	28	

It will be seen that there were only 2 cases (Nos. 4 and 12 of Scheme 31, Parel Street Scheme, Appendix **L(11)** in which the Tribunal's awards substantially exceeded those made by the Collector. In the remaining 9 the excess awarded was only Rs. 9,051. This combined with the fact that 81 of the Collector's 92 awards in 1912-13 were accepted without appeals bears striking testimony to the value of the Collector's work. The total cost of the Tribunal was Rs. 20,353 in 1912-13, while the Trust's Counsel's and Solicitor's bills in Tribunal cases amounted to about Rs. 11,033 and the Trust had to pay Rs. 5,398 costs to the other parties. The total of these 3 items, Rs. 36,784, comes to just under 8 per cent. of the Tribunal's awards, 50 per cent. of the excess of those awards over Collector's awards and 2·5 per cent. of the total awards of the year.

In addition to the References detailed in the statement, Case No. 1, Scheme 39 (Parel Road Police Accommodation), which involved the consideration of a legal point alone came on for hearing before the Tribunal.

The land comprised in the above Scheme measuring 8,002 square yards was declared by Government in January 1912 and the enquiry was opened before the Special Collector at the end of February 1912. The land under acquisition forms a portion of a large property, admeasuring 11,155 square yards which was conveyed in 1907 as one holding, under one conveyance, to the present owners. The area notified for acquisition was for the most part backland with only a few sheds on it. Government did not want the more valuable part of the property fronting on Parel Road with houses and a cart factory on it, and so they left it unnotified. Under Section 49 of the Land Acquisition Act, the Claimants' Solicitor contended that the whole of the property should be acquired, on the ground that the land notified formed part of it. The Trust demurred to this, and therefore the Claimants applied to the Special Collector to refer the question to the Tribunal under the Section quoted above. The matter came on before the Tribunal in January 1913 when that body gave their decision that "the land proposed to be acquired formed part of a house, manufactory or other building." A reference was thereupon made to Government, and the Tribunal's decision communicated to them. Government did not think it advisable to purchase the whole property and they have expressed their desire to withdraw from acquisition and choose another site. Their formal order for withdrawal has been applied for and is awaited.

The principal points of importance that were considered by the Tribunal during 1912-13 were as regards the principles of valuation (1) of poor houses in old village sites and (2) of strips of open land required out of large holdings for widening existing roads. As regards (1) the Tribunal came to the conclusion that for cash compensation the Collector's method of valuing village properties by land and materials of the buildings was the proper one, but they recommended consideration of reinstatement as a substitute for cash compensation. As regards (2) they treated the strips to be acquired as mere set-backs and awarded for them at the average rate per square yard of the plots of which those strips formed parts.

5. No appeals were filed in the High Court in 1912-13. (c) High Court Cases.

WORKS.

6. The chief Capital Account works on which the Engineer's staff was engaged during the year 1912-13 are given in the statement detailed below, the expenditure during the year being given against each item :— Works, General.

Item No.	Scheme. No.	Scheme. Name.	Name of Work.	Outlay in 1912-13.
			Chawls and semi-permanent Sheds under Schemes.	Rs.
1	I	1st Nagpada.	Construction of rent collectors' quarters and sheds for bhangis in Agripada Chawls (12 blocks and 4 blocks) and improving water supply in Nagpada Chawls.	2,678
2	III	Sandhurst Road Estate.	Transfer of semi-permanent Camp from Charni Road to Chaupati and construction of rent collectors' quarters and sheds for bhangis in Imamwada Chawls (6 blocks).	4,207
			Carried over ...	6,885

Item No.	Scheme. No.	Scheme. Name.	Name of Work.	Outlay in 1912-13.
				Rs.
			Brought forward ...	6,885
			Chawls and semi-permanent Sheds under Schemes—contd.	
3	XXXI	Parel Street Scheme.	Completion of tarring to compound and huts for sweepers (Suparibaug Chawls.)	3,999
			Street Schemes.	
4	III	Sandhurst Road Estate.	Construction of roads and paving of footpaths...	11,266
5	,,	,,	Filling in land between Charni Road and Dr. Setna's property and removal of debris.	4,595
6	V	Dadar-Matunga.	Filling in	71,368
7	,,	Do.	Construction of roads	8,329
8	VI	Sion Matunga.	Filling in	26,423
9	XXX	Souter Street Extension to Tardeo.	Construction of roads	5,163
10	XXXI	Parel.	Filling in	14,025
11	,,	Do.	Widening of Suparibaug Road	22,348
12	,,	Do.	Construction of Eastern Avenue 150′ wide on a portion of Dadar Road.	13,367
13	,,	Do.	Construction of 40′ Cross Road near Chore Gully.	11,723
14	XXXVI	Chunam Kiln Street Scheme.	Tarring surface of road	8,452
			Improvement Schemes.	
15	VIII	Mandvi Koliwada Estate.	Construction of roads	3,608
16	XXIX	Nowroji Hill.	Do.	29,908
17	,,	Do.	Filling in	40,898
18	,,	Do.	Removal of debris	4,656
19	XXXII	East Agripada.	Filling in	37,386
			Total ...	3,24,399

In addition to the above works Rs. 1,09,549 was spent on General Account works. Out of this, Rs. 33,934 were spent on repairs to acquired buildings and for this sum repairs were made to 547 buildings during the year. The other main items were Rs. 13,121 on maintenance of Trust gardens ; Rs. 17,327 on repairs of Trust Chawls; Rs. 16,158 on maintenance of streets ; Rs. 10,560 on Trust Office ; and Rs. 13,710 on tools and plant.

Works in Schemes.

Scheme II, Princess Street.

7. The portion of the Princess Street Scheme between Abdul Rehman Street and Baloo Serang Street was laid out and developed into plots which were all leased with the exception of two small plots (since leased in May 1913). In connection with this area an 8″ sewer and a 9″ storm water drain were constructed. Several of the service passages in other parts of the Scheme have been tarred and finished.

Scheme III, Sandhurst Road.

The footpaths in the various parts of the Sandhurst Road Scheme where buildings had been completed were paved and a 20′ road from Sandhurst Road to Khetwadi Main Road was completed.

Schemes V & VI, Dadar-Matunga and Sion-Matunga.

The Contractor has continued to carry on the work of filling in the Dadar-Matunga Scheme according to his contract ; but his progress has not been as fast as expected, with the result that the work is not so far advanced as it ought to be. On the other hand filling by departmental agency in the area just south of the Mahim Loop Railway has progressed very rapidly and has been carried out at a very low rate with the result that the budget provision in Schemes V and VI has been practically worked up to.

Tree-planting on various roads, the alignments of which have been sanctioned by the Board, has been continued and the trees are in practically every case thriving. In parts of the Eastern Avenue trees have begun to show something of what the picture will be when they are more fully grown. The road from the King's Circle to Matunga Station has been completed up to half its width and trees are planted on both sides. A pipe line has been laid in the 60′ Road from King's Circle to the Level Crossing near the Mahim Loop, the object being to provide drainage arrangements for certain bungalows as soon as they are complete by means of a small septic tank installation.

Scheme XIII, Souter Street Extension Eastwards.

The sinkage in the road through the filled in tank in this East Souter Street Scheme has at last ceased. The road has been completed and is being handed over to the Municipality.

Scheme XXIX, Nowroji Hill Quarry.

Good progress has been made by the Nowroji Hill Quarry Contractor and at one time it was hoped that an opening would be made in continuation of the Sandhurst Road through Nowroji Hill Road before June 1913. Owing to labour difficulties, however this hope has not materialised.

Scheme XXIX, Parel Street.

Pipe sewer work at Suparibaug Road was carried on during the year as circumstances and the demolition of buildings permitted ; a total length of 2,200′ with manholes was completed during the year, leaving a length of 2,000′ yet to be completed. A length of 480′ out of the full 1,260′ of the 40′ Road at Chore Gully was completed during the year.

Scheme XXXII, East Agripada.

Filling work in the East Agripada Scheme was pushed on vigorously with the result that the full amount provided in the budget was expended. This should have the effect of improving a very insanitary area, although much cannot be expected until the fœtid open " Storm Water Drain " is replaced by a regular closed sewer.

Scheme XXXVI, Chunam Kiln Street Scheme.

It was decided in December to treat the surface of the Road in the Chunam Kiln Street Scheme with a tar compound before handing it over to the Municipality. This was completed during the year under review and the result has been most satisfactory so far.

Chawls and Semi-permanent Huts.

Chawls at Nagpada.

8. Quarters for the Nagpada Rent Collectors were practically completed during the year.

Chawls at Suparibaug.

The compound of the Suparibaug Chawls was tarred during the year.

Chawls at Imamwada.

Rent Collectors' Quarters at Imamwada Chawls were completed and occupied during the year. In this connection it may be pointed out that one of the main ideas in erecting quarters of this type for the Rent Collector was that in addition to rendering his work more efficient by having him on the site of the chawls, the house should serve as an advertisement of what it was possible to do in the way of providing decent accommodation at a very moderate price. The Imamwada house provides a living room 12′ × 10′, a cook-room 9′ × 9′, an Office 6′-3″ × 9′ and a Store 8′-9″ × 9′ together with a verandah, water-closet and fire-wood store on the ground floor. On the upper floor it provides 3 bed-rooms, 2 of 12′ × 9′ and 1 of 12′ × 10′, a bath-room and a balcony. The building is constructed of reinforced concrete, the external wall being 6″ thick covered with cement rough-cast. All superfluous mouldings and ledges have been avoided as far as possible. The colour scheme is buff for the walls, relieved by green shutters to the windows, the plinth being black and roofs red tiles. The building stands in its own compound and is surrounded by a railing of reinforced concrete posts with iron tubes. The total cost of the house, including the compound railing, was Rs. 3,640 ; and it might have been cheaper had it not been that experiments were carried out with a view to finding out the best method of dealing with certain structural points. A plan and two photographs, which will give a general idea of the building, will be found at the end of the report and it is hoped that the public will take up the idea of building groups of cheap cottages of this type on the Trust's Estates now under development in the north of the Island.

Chawls at Nowroji Hill.

Plans and estimates were prepared during the year for chawls for the poor alongside the Railway, east of Nowroji Hill ; but the construction of these must wait until the 18″ and 6″ water mains can be removed into the new road from the existing Chinch Bunder Road.

Semi-Permanent Huts.

The removal of the semi-permanent camp from Charni Road to Chaupati, in consequence of the Charni Road site being permanently leased, was taken in hand towards the end of the year, and will be completed shortly.

To get over the difficulties arising from Bhangis living far from the chawls on which they work, 4 semi-permanent huts for sweepers have been provided at Suparibaug Chawls, 3 at Imamwada, 8 at Agripada and 2 at Nagpada.

GENERAL ADMINISTRATION.

Changes in Trust Programme.

9. No new Improvement or Street Scheme was added to the Trust Programme during the year 1912-13.

The first alteration of the Nowroji Hill Improvement Scheme No. 29, which had been notified and sanctioned in 1911-12 was duly declared in April 1912. It adds to the scheme area 15,372 square yards from the Chinch-Bunder Road and 2,579 square yards between that road and the G. I. P. Railway. The utilisation of this area for Chawl sites is estimated to reduce the annual recurring loss on the scheme from Rs. 2,22,815 to Rs. 2,18,922 in consequence of the Trust getting the road area gratis. This road is to be replaced by a new Trust road close to it ; the new road has already been opened to traffic.

The modified East Agripada Improvement Scheme—Scheme XXXII—referred to in the last annual report was sanctioned by Government during the year under Government Resolution, General Department, No. 6796 of 11th October 1912; acquisition proceedings are now in hand, and the low-lying swampy lands, which have hitherto been a standing menace to health in East Agripada, are being rapidly filled in with sweet earth.

Police Accommodation Schemes.

The Trust's Police Accommodation Programme was slightly varied during the year as follows :—

Gamdevi Police Accommodation Scheme.

The sites in the Gamdevi Estate that had been reserved for four years for Police Accommodation Scheme were definitely abandoned by Government, owing to the cost. It was subsequently decided that the chawls for the men should be included in the Chunam Kiln Road Police Accommodation Scheme, and quarters for officers built on plots Nos. 28 and 29, Gamdevi, and in September 1912, Government sent in a fresh representation under Section 38 of the Act applying for :—

(*a*) A Police Station proper,

(*b*) Quarters for 4 European Officers, and

(*c*) „ „ 3 Indian Sub-Inspectors,

on these plots.

In December 1912 the Board framed a scheme and approved of the rough estimates prepared by the Executive Engineer, Presidency, as under :—

Cost of site	Rs.	45,000
Cost of buildings...	„	61,000
	Rs.	1,06,000

In February 1913 the Board adopted the scheme as set out in the Presidency Executive Engineer's plans and estimates, amounting (for buildings only) to Rs. 64,966. The scheme was notified under Sections 39 and 27 on 17th April 1913.

Chunam Kiln Road Police Accommodation Scheme.

Government sent in a fresh representation in August 1912 for accommodation on the old Sassoon Reformatory site as under :—

A Police Station proper.
Quarters for 4 European Officers.
„ „ 3 Indian Sub-Inspectors.
„ „ 11 Head Constables.
„ „ 201 Constables.

The Board framed a scheme in October 1912 and passed the rough estimates, amounting to Rs. 3,53,300. The Presidency Engineer's detailed plans and estimates are awaited.

Parel Road Police Accommodation Scheme.

During the progress of acquisition proceedings in the Parel Road Police Accommodation Scheme it became clear that, owing to certain legal and other difficulties, the cost of acquisition would be prohibitive. This was reported to Government in the month of February 1913, and it is probable that the site chosen will be abandoned, if a suitable substitute can be found. The Police Commissioner has approved of plots Nos. 34, 35, 81 and 82, Sandhurst Road, East, and the matter is now under the consideration of Government.

Mazagon Police Accommodation Schemes.

A representation for Police Accommodation Scheme in Mazagon was received from Government in May 1912. The accommodation required is as under :—

Police Station proper without cells.

Quarters for 4 European Officers.

" " 3 Indian Sub-Inspectors.

" " 144 Men.

A washing place with 2 rooms.

The Board framed a scheme and accepted the Presidency Engineer's estimates for buildings, amounting to Rs. 1,70,819. The scheme has, however, not yet been notified, as the site belongs to Government, and it has been pointed out to the Board that it is not within their power to frame a scheme on land which they neither own nor propose to acquire. A proposal was accordingly made to Government in January last to consent to the Board's acquiring the site at a nominal cost, and the final reply of Government is awaited.

Changes in Trust's Estates: Schedule C.

10. Government have from time to time been obliged to resume, for public purposes, parts of the Government land originally vested in the Trust for 99 years. These resumed parts aggregated over 8·63 lakhs square yards of the schedule value of over Rs. 17·61 lakhs up to the beginning of 1912-13.

During the year under report, the only plot resumed was a small plot of 38 square yards on the Cooperage, required for the Mahadeo Govind Ranade Memorial. By the end of 1912-13 the Schedule C lands (Government land temporarily vested in the Trust) had thus been reduced from the original area of 30·4 of square yards to 21·4 lakhs and their schedule value from Rs. 72·6 lakhs to Rs. 53·4 lakhs. Details of Schedule C land vesting in the Trust will be found in Statement A attached to Appendix D5.

Schedule D.

Details of Schedule D (Municipal) lands, vesting in the Trust, will be found in Appendix D5, Statement B. By the beginning of 1912-13 these lands had been reduced from the original 7·5 square yards valued at Rs. 18·4 lakhs to 7·25 lakhs of square yards valued at Rs. 17·1 lakhs. There were no changes during the year under report.

Acquired land.

During the year the Special Collector put the Trust in possession of 265,723 square yards of newly acquired land including 87 houses containing 500 tenements occupied by a population of 1,701.

Progress of development.

By Trustees' Resolution No. 150, dated the 6th August 1912, the Board sanctioned the development of the area lying between Abdul Rehman Street and Baloo Sarang Street. This included the straightening of Pinjari Street. The area was divided into eight plots, six of which were disposed of during the year and the remainder in May 1913. The total ground-rent realized by these plots is Rs. 46,588 per annum as against Rs. 25,668, which was the rental obtained by the Board before the area was re-developed.

Five small areas were dealt with on the Sandhurst Road Estate. Plots Nos. 41 to 53 and 57 and 58 and Nos. 86, 87 and 89 to 92 on the Western portion of the Estate were re-arranged, so as to make them more attractive to possible lessees. Plots Nos. 13 to 15 and 78, Nos. 23 to 27 and 79 and Nos. 29 to 31 and 80 on the Eastern portion were similarly dealt with.

On the Gamdevi Estate a proposal to re-arrange plots Nos. 15 to 18 was sanctioned under Trustees' Resolution No. 180, dated the 8th October 1912.

The development of the Board's Garden Suburb between Dadar and Matunga was further considered. A plan was prepared for the whole area lying to the South of the Mahim Connection Chord Line; this plan provides for the location of playing fields having an area of about ten-and-a-half acres adjoining the main line of the G. I. P. Ry., for a smaller recreation ground, to the North of Matunga Station, for a Parkway, 100 feet in width, running East and West and for several small gardens. Sites for markets are also provided in suitable positions, and a portion of the area has been set aside for industrial purposes. A large number of small plots are located near Dadar and Matunga Stations and larger ones are placed further away. The Board under their Resolution No. 184, dated the 11th October 1912 (Appendix M10), sanctioned the main portion of the development.

LIBRARY OF THE BOMBAY BRANCH OF THE ROYAL ASIATIC SOCIETY

The net change in the Trust's Estate effected during the year is set out in the following figures, of which full details will be found in Appendix D (4) to this report and that for 1911-12 :—

—	—	As at the beginning of 1912-13.	As at the end of 1912-13.
	Developed Land.	Sq. yds. in thousands.	Sq. yds. in thousands.
Appendix D (4), Col. 5	Permanently leased	517·1	569·28
„ 5	Chawl sites	69·7	69·7
„ 9	Yet to be permanently leased ...	387·7	337·26
„ 12, 13 & 14 ...	Remainder roads, open spaces, &c. ...	356·69	465·19
„ 15	Total ...	1331·19	1441·43
„ 7	Rent of permanently leased area ...	Rs. 7·85 lakhs	Rs. 9·23 lakhs
„ 16	Area of undeveloped land in thousands of square yards	5179·3	5298·1
„ 3	Cost of acquisition	Rs. 419 lakhs	Rs. 436 lakhs

Dishousing and Rehousing.

11. By the beginning of 1912-13 completion certificates had been issued for 257 buildings on the Trust Estate (exclusive of Police Chawls and Trust Chawls), including 563 shops, 93 Godowns, 50 Offices, 4 Hotels, 26 rooms for Students, 25 Garages, 2 Clubs, 3 Electric Stations, 2,597 tenements for families, 3 Theatres, 2 Churches, 1 School, 1 Hospital, 1 Press, 1 Soda-water Factory and 1 Iron Foundry.

In 1912-13 certificates were granted for 31 new buildings, including 235 Shops, 30 Godowns, 1 Rope Factory, 1 Hotel, 1 Dispensary and tenements for 497 families, and at the end of the year completion certificates remained to be granted for 119 more buildings in progress, of which 49 were partly occupied and 70 unoccupied, while there were 57 leased plots on which the projected buildings had not yet been commenced.

The smallest one room tenement on the Trust Estates is large enough for a family of five; but even, if we take five as the average and ignore hotels and shops, the new tenements for 497 families provide for 2,485 souls, while 30 rooms were opened in the new block at Imamwada Chawls and 28 new rooms were opened in the Chowpati semi-permanent camp now under construction, providing for another 204, at the rate of 4 per room in the former case and 3 per room in the latter. The population of 162 buildings demolished on Trust Estates during the year was 3,283, while the population of 135 rooms demolished in Paltan Road and Charni Road camps was 405.

From these figures it will at first sight appear that in 1912-13 unlike the two previous years, the dishoused population was in excess of that rehoused by 999; but the population of the 49 buildings partly occupied before completion has not been taken into account and as 890 persons residing in 178 rooms in demolished houses on Nowroji Hill were accommodated in other acquired buildings on the Hill and in the Trust's chawls, there were really more persons rehoused than dishoused by the Trust in 1912-13, and at the end of the year there was ample accommodation for 3,892 persons in vacant rooms in the Trust's chawls and acquired buildings. The fact that, in spite of these vacant rooms being advertised and offered to the Trust's tenants before they were turned out of houses which the Trust had to demolish, poor people continued to live in more expensive and quite insanitary rooms close by them outside the Trust's Estate indicates the necessity of prohibiting by law the occupation of rooms that are unfit for human habitation, if the standard of living is to be raised to a reasonably sanitary level.

Long leases.

12. The plots leased up to the end of 1912-13 aggregated 553 measuring 638,980 square yards, valued at Rs. 243·95 lakhs with a present annual rental of Rs. 9,69,400 and an ultimate annual rental of Rs. 10,42,300.

In 1912-13, 77 plots were agreed to be let on 99 or 999 year leases, *viz.* :—

Chaupati, West	2
Agripada, West	3
„ Central	1
Scheme I, First Nagpada	1
„ II, Princess Street	14
„ III, Sandhurst Road	36
„ IV, Gamdevi	12
„ VIII, Mandvi-Koliwada	2
„ XXVII, Mathew Road	3
„ XXXIII, Bhatwadi	2
„XXXVI, Chunam Kiln Road...	1
Total ...	77

Two plots on the Sandhurst Road estate containing an area of 275 square yards were sold in 1912-13 for Rs. 10,695 and an area of 56,151 square yards in the Parel Street Scheme was sold to Mill Companies for Rs. 5,77,731. Taking 4 per cent. on the prices realized as the equivalent of annual rent on leased plots the figures indicating progress in the disposal of the Board's lands in the year stand as follows :—

Analysis of Trust Land Transactions in 1912-13.

No.	PARTICULARS.	No. of Plots.	Area.	Capital Value.	Annual Rent.	REMARKS.
			Sq. yds.	Rs.	Rs.	
I	Plots leased, *vide* Appendix G (2)	77	52,983	34,70,000	1,38,800	
II	Land sold, Scheme III, Sandhurst Road	2	275	10,695	428	4 per cent. on value.
	Scheme XXXI Parel... ...	3	56,151	5,77,731	23,109	Do.
III	Police Accommodation... ...	...	...	...	...	
IV	Total Plots disposed of ...	82	109,409	40,58,426	1,62,337	
V	Plots disposed of in 1911-12 or earlier but relinquished to the Trust in 1912-13 ...	...	...	...	...	
VI	Net Plots disposed of in 1912-13	82	1,09,409	40,58,426	1,62,337	
	Corresponding figures for 1911-12	46	37,868	22,36,500	89,460	
	Corresponding figures for 1910-11	59	62,130	22,17,975	88,719	
	Corresponding figures for 1909-10	46	69,396	25,61,925	1,02,477	

In Appendix **G-(1)** are given the details of leasing to date in each Estate and a detailed list of the plots leased in 1912-13 with their areas, rentals, &c.

The total disposed of during the year was well above normal, both as regards area and value. Taking all previous years into account the number of plots disposed of in 1912-13 (82) was easily a record, the previous best being the 59 of 1910-11. The total area (109,409 square yards) disposed of in 1912-13 beat the previous best (69,396 square yards in 1909-10) by 57 per cent., while the annual rental derivable from the year's transactions, *viz.*, Rs. 1,62,337 was second only to that of the year 1906-07, *viz.*, Rs. 1,75,400.

Great progress was made in Scheme III, Sandhurst Road, where 36 plots were leased, having an area of 22,938 square yards and a value of Rs. 13,11,000.

The highest price per square yard realized was obtained for plots Nos. 116 and 126 opposite Crawford Market on the Princess Street Estate which were let on a basis of Rs. 652 per square yard which is second only to the rate of Rs. 730 per square yard (£236,000 per acre) obtained for the adjacent plot No. 115 in 1911-12.

The Board still have 317 plots aggregating about 337,000 square yards available for leasing in developed estates; the annual rental of these is estimated at about Rs. 3,67,250. The Trust made about 2·41 lakhs out of them in 1912-13 in the shape of rent for temporary users on short leases.

Short Leases.

13. As in the preceding years, all possible efforts were made to bring the rents of the acquired buildings up to date and to secure fair rents for rights of cultivation, etc., with the result that the revenue for the latter item increased by Rs. 11,100 (*i. e.* over 18 per cent.) during the year under report.

Five more plots on Sandhurst Road Estate were let out during the year on short leases, three for cinematograph shows and two for erecting temporary structures to be used as shops, and thus temporary revenue was increased by a rent of Rs. 1,204 per month. With all this, however, the total revenue for the year falls short by Rs. 26,542 of that in the preceding year.

This shortage in the total revenue, as can be seen from the statement below, is in respect of two items, *viz.*, (*i*) acquired buildings, and (*ii*) lands let for temporary structures. The marked decrease of nearly Rs. 18,300 in the revenue from acquired buildings is chiefly due to heavy demolitions in Princess Street, Sandhurst Road, Nowroji Hill and Bhatwadi Estates, in connection with the construction of roads and permanent leasing of plots, while that of nearly Rs. 20,900 in rents of lands let for temporary structures is mainly due to the removal of timber and grain sheds from the low land east of Nowroji Hill to admit of the construction of the new Chinch Bunder Road and the filling in of the low-lying land alongside of it.

The newly filled in land has now been laid out in plots and is being gradually let out on short leases at higher rents than before, so that the temporary fall in revenue will soon be made good.

Of the 540 acquired buildings (comprised in 440 cases) in charge of the Trust at the commencement of the year, 104 were demolished during the year, while of 84 acquired during the year 3 were demolished before the end of the year. Thus at the end of the year the Trust held 517 such buildings. The rents realised from these 624 buildings in 1912-13 aggregated Rs. 4,70,252. The realization during the year from these and other temporary rents amounted to Rs. 7,52,554, which is compared with the corresponding figures of the previous two years below :—

——	1910-11.	1911-12.	1912-13.
	Rs.	Rs.	Rs.
Rents from acquired buildings	4,15,264	4,88,535	4,70,252
Rents from lands let for temporary structures, etc.	1,85,965	2,03,895	1,83,007
Rents from lands let for storing materials...	30,319	26,662	28,187
Rents from lands let for cultivation ...	59,363	60,004	71,108
Total ...	6,90,911	7,79,096	7,52,554

Administration of Chawls.

14. The average population of the Board's chawls throughout the year was 17,266, as shown in the following table, which also compares the mortality rates of 1909-10, 1910-11, 1911-12 and 1912-13 of these chawls with those of the Municipal Sections in which the chawls are respectively situated:—

NAMES OF CHAWLS.	Average population.	Deaths from										Adults.	Children.			Death-rate per 1000 in				Municipal death-rate per 1000 in				Remarks.
		Plague.		Cholera.		Other infectious diseases.		General causes.		Total.			Under 1 month.	Over 1 month and under 12 months	Over 1 year and under 10 years.	1912-13.	1911-12.	1910-11.	1909-10.	1912-13.	1911-12.	1910-11.	1909-10.	
		A	B	A	B	A	B	A	B	A	B													
Imamwada 7 Blocks	3,019	11	2	18	5	20	2	85	6	134	15	95	5	20	29	49·35	34·00	21·91	32·06	55·64	49·76	41·80	40·53	* These figures are arrived at by taking the population for each chawl at the end of each month, and dividing the total by 12.
Agripada 16 Blocks	4,662	1	..	11	..	17	..	130	..	158	1	72	18	39	35	34·10	24·69	25·74	22·58	45·66	41·47	43·49	40·37	
6 Additional Chawls at Agripada	1783	1	..	1	..	5	..	53	2	60	2	28	..	17	17	34·77	32·05	21·40	..	45·66	41·47	43·49	40·37	
Mandvi-Koliwada	826	..	..	3	..	1	..	20	..	24	..	14	..	5	5	29·06	22·67	6·56	..	46·50	41·20	35·01	34·09	
Paltan Road huts	868	1	..	5	3	2	..	32	1	40	4	33	3	1	7	50·69	34·57	40·07	39·96	37·72	35·35	57·33	58·37	
Semi-permanent Sheds, Charni Road	1,024	..	..	1	..	3	..	15	1	19	1	14	1	1	4	19·53	30·63	16·54	19·15	34·21	32·58	35·39	33·11	
Nagpada 2 Blocks	481	1	..	..	..	1	..	18	1	20	1	13	2	3	3	43·66	30·74	22·27	18·21	37·26	28·21	53·37	54·37	
New Chawl at Nagpada	459	..	..	1	..	2	..	6	..	9	..	4	1	1	3	19·61	7·32	16·35	..	37·26	28·21	53·37	54·37	
Chandanwadi 6 Blocks	2,380	..	..	1	..	6	1	42	..	49	1	31	1	12	6	21·00	24·17	36·31	31·47	31·95	34·12	39·78	37·60	
Princess Street 1 Block	269	..	..	1	..	2	..	7	..	10	..	8	..	2	..	37·17	19·38	12·55	43·82	28·37	27·37	26·76	27·58	
Suparibaug 6 Blocks	1,495	..	..	1	1	7	..	42	..	50	1	23	5	14	9	34·11	23·12	..	..	36·96	31·93	32·18	30·25	
Total ..	17,266	15	2	43	9	66	3	450	11	573	26	335	31	115	118	34·69	27·54	25·37	27·89	† 39·77	† 35·69	† 35·72	† 35·66	† Death-rate of the City of Bombay for 1912, 1911, 1910 and 1909 respectively.
		17		52		69		461		599		509												

A=Regular Residents. B=Outsiders brought in sick or infected.

In Agripada and Nagpada it is customary to keep separate statistics for the old and new blocks, as the latter are of reinforced concrete construction throughout and erected about 10 years after the former, which are of brick and wood.

A glance at the death-rates in the statement at once shows that the year 1911-12 was throughout the City a year of specially high mortality : it will also be noticed that compared with the year 1910-11 the deterioration was more marked in the Trust chawls than in the Municipal areas round them. The deterioration is, no doubt, in part due to the great scarcity of water which made it very difficult to keep water-closets at high levels like those in the higher Trust chawls, regularly and properly flushed. The plague mortality was not very serious ; but in June 1912 there was a serious outbreak of cholera in the neighbourhood of Imamwada chawls, and 23 of the inhabitants of these chawls fell victim to this disease, which also caused 11 deaths in Agripada chawls and 8 in the Paltan Road huts.

The Princess Street chawl has so small a population that it is not safe to take its death-rate figures for purposes of comparison. It is, however, interesting to note that the Market section, in which this chawl is situated, shows every year a death-rate considerably below that of any other of the sections in the statement. A considerable area in this section is taken up by the more developed part of the Princess Street Estate, the sanitary development of which has, no doubt, resulted in an improvement of the general sectional death-rate. The remainder of the Princess Street Estate, which is of more recent development, lies in Dhobi Talao section, the statistics of which are given against the Chandanwadi chawl. It is interesting to note that here too the Municipal record shows a steadily decreasing death-rate in the last three years.

With the one exception of the old Nagpada chawls, the death-rate in the Trust's permanent chawls has always been considerably below the general death-rate of the vicinity. The Municipal figures show the highly congested Umarkhadi section, in which the Imamwada chawls lie as having the highest death-rate of the sections included in the statement, and that death-rate has been for the last four years steadily going from bad to worse in this extremely congested section. The Imamwada chawl death-rate has similarly been deteriorating in the last three years, but has always kept well below the death-rate for the whole section.

Next to the Umarkhadi section comes in point of high death-rate, the Byculla section in which the Agripada chawls lie. Here again the death-rate has been steadily going up both in the chawls and their vicinity ; but the chawl death-rate is far below that of the section, in spite of the poverty, and low status of its inhabitants, and of the fact that, in consequence of the large families these poor people always seem to have, there has been more surreptitious overcrowding found in these chawls than in any others. It is very disturbing that there is a far higher death-rate among children in the Agripada chawls than in any other. Most of the deaths resulted from phthisis and other lung complaints which seem to be very prevalent in the neighbourhood.

The third section in which the general Municipal death-rate is conspicuously high and has been steadily growing higher in the last four years is Mandvi a very congested section where the deterioration since 1909-10 is much more

marked than elsewhere. The death-rate in the Mandvi chawl is however quite a small one, though only about 50 yards away are the Paltan Road huts where the death-rate has always been abnormally high, and this year considerably higher than the general death-rate of the locality. This is only one of the perplexing anomalies and inconsistencies which the statement shows. It cannot be accounted for by the difference between high pucka chawls and low iron sheds, for the similar sheds in the Charni Road camp have always shown a low death-rate, generally little more than half of the general death-rate of the vicinity. The Paltan Road locality, however, was found by Dr. Bentley to be a particularly malarious one; it is surprising to find the Mandvi chawls so close by to be so much healthier, but probably the Koli fishermen, who form the bulk of their inhabitants, are of finer physique and stamina than the average for the Mandvi section.

Besides the Paltan Road huts the only Trust chawls which showed a seriously high death-rate in 1912-13 were the Imamwada chawls and the Old Nagpada chawls. Imamwada chawls suffered much from plague, cholera and phthisis, and from the persistency with which their Mahomedan inhabitants surreptitiously brought in outsiders, especially when they were ill. The death-rate in the Old Nagpada chawls is nearly 50 per cent. higher than it was in 1911-12, and in both of these years it was worse than the general Municipal death-rate of the vicinity; the inhabitants are mostly Mahomedans, but they escaped plague and cholera, and it is difficult to understand the high death-rate, especially when it is noted that in the new chawl, which is in the same compound, the death-rate has always been extraordinarily low. This is in part, no doubt, due to the fact that in the new chawls there are many fairly well-to-do Jews and others who have a higher standard of living than the Mahomedans of the older chawls. The difference between the old and new chawls in point of construction, the former being of brick with much wood in them and the latter of reinforced concrete throughout can have little to do with the matter, for there has never been much difference between the death-rates in the old and new Agripada chawls, where there is a similar difference in construction.

The lowest death-rates in the statement are those of the Charni Road huts and new Nagpada chawls already mentioned, and the large group of chawls at Chandanwadi, where the death-rate was in 1912-13 only 21 per thousand against 24 and 37 per thousand in the two previous years. This low death-rate is the more surprising since there has been a marked deficiency of water-supply in these chawls, and a large proportion of the inhabitants are Karwas, Mahars and other low-caste people with a very high percentage of infants and children, in spite of which fact the death-rate amongst children is comparatively low.

There may be room for doubt whether it is economically sound to incur much loss to the public purse on chawl building enterprises; but there seems to be no room for doubt that wherever these chawls have been erected they have been a boon to their inhabitants and that living in them has taught people to appreciate the benefits of improved standards of sanitation.

During the year under review the tenants of Chandanwadi chawls and Agripada 12 blocks—especially those living on the upper floors—had to suffer

on account of the insufficient water supply. We have hand pumps at Chandanwadi, but they have been proved to be inadequate to pump sufficient water on account of low pressure in the Municipal mains. That the scarcity of water supply is the chief though not the only factor contributing to high vacancy in Agripada 12 blocks and Chandanwadi chawls can be realized from the fact that about 69 and 71 per cent., respectively, of the total vacancies were in rooms in the topmost two floors. Rs. 560 was spent during the year on improving the water supply arrangements at the Nagpada and Agripada Chawls.

The total rent of the 4,312 rooms in Trust's chawls at the maximum rates works out to Rs. 2,30,856 per annum, but, owing to the maximum not being charged in the early part of 1912-13 in some chawls, the maximum for 1912-13 was Rs. 2,29,225. The revenue actually collected amounted to Rs. 2,16,574, or all but 1 per cent. of the total recoverable Rs. 2,18,417. The difference between Rs. 2,29,225 and Rs.2,18,417, *viz.*, Rs. 10,808 is due to vacancies principally on the 3rd storeys of the 12 old blocks in Agripada on account of scarcity of water supply. The Rs. 2,16,574 recovered does not include a sum of Rs. 15,676 recovered during the year for the semi-permanent sheds at Charni Road and Paltan Road.

	Per cent.
Sanitary Staff ..	4·03
Pump men.. ..	1·40
Rent Collection Staff (out-door).	2·04
Rent Collection (proportion at a cost of office establishment)..	1·76
Municipal Taxes	12·16
Vacancies.. ..	5·48
Repairs and Maintenance ..	5·63
	32·49
Say 32½ %	

The percentage of outgoings to gross chawl revenue is found to be approximately 32½ per cent. made up of items shown in the margin. Although this percentage falls short of that in the preceding year by about 3½, it is heavier than in the case of private chawls, mainly because private owners spend far less than the Board on the sanitation of their chawls.

On the basis of the maximum annual rent of Rs. 2,30,856 and outgoings at 32½ per cent., the net annual income works out to 67½ per cent. of Rs. 2,30,856, *i.e.*, Rs. 1,55,828, *i.e.*, 4·54 per cent. on the cost of chawls (including value of land) amounting to Rs. 34,31,794 (*vide* Appendix I), on which the Board pay annual Interest and Sinking Fund charges at 4·61 per cent. amounting to Rs. 1,58,206. Thus when the maximum rent is reached, the Board will be involved in an annual loss of Rs. 2,378 only on the existing chawls which accommodated on an average a total population of 17,266 during the year under review. The maximum population of the chawls is 15,000 adults, *vide* Appendix I, Col. 7. The annual loss thus comes to annas two and pies six per head of the maximum adult population of the chawls.

FINANCE.

Loan.

15. The 1912-13 Budget contemplated a loan of 25 lakhs; and for the first time since 1908 the loan was issued in Bombay. The loans of 1909 and 1910 had been raised in London, while in 1911 the free grant of 50 lakhs from the Government of India rendered a loan unnecessary. As usual the loan of 1912 was raised in 4 per cent. debentures of 60 years' currency. On 28th August 1912, 214 tenders for sums varying from 22½ lakhs to Rs. 500 and aggregating over 84 lakhs were received from the public at rates ranging from Rs. 102-8-0 to Rs. 93 and averaging Rs. 101. The full 25 lakhs were raised at the average rate of Rs. 101-12-8 yielding Rs. 25·45 lakhs. This brought the Trust's total borrowings up to date to 475 lakhs (face value), involving Interest and Sinking Fund charges of 21·9 lakhs per annum on net receipts (allowing for premia and

discount in different years) of Rs. 468 lakhs. These charges have always been regularly and punctually paid. Full details are given in Appendix C.* The average charges come to 4·68 per cent. on net receipts, the average rate of loans to date being Rs. 98-8-5.

Earnings on Surplus Cash Balance.

16. The three years' contract, under which the Bank of Bombay was the Trust's sole bank and allowed interest on Fixed Deposit at 2 points below current bank rate, expired on the 8th July 1912. After that date the Board reverted to the Municipality's practice of dealing with various banks*; but in January 1913 Government, in pursuance of section 89 (*a*) of the amended City of Bombay Improvement Act, prescribed the following banks, as those in which alone the Trust's surplus cash should be deposited :—

(1) The Bank of Bombay.
(2) The Bank of India, Limited.
(3) The Chartered Bank of India, Australia and China.
(4) The Eastern Bank, Limited.
(5) The Hongkong and Shanghai Banking Corporation.
(6) The Mercantile Bank of India, Limited.
(7) The National Bank of India, Limited.
(8) The Yokohama Specie Bank, Limited.
(9) Comptoir National D'Escompte de Paris.

subject to the condition that in no bank, except the Bank of Bombay, should the Trust ever have sums aggregating more than 10 lakhs deposited. The Board's earnings in the three years before and the three years after the special contract was entered into with the Bank of Bombay, are compared in the following table :—

Particulars.	Under old arrangements with the Exchange Banks.				Under Special contract with the Bank of Bombay.			
	1906-07.	1907-08.	1908-09.	Up to 8th July 1909.	After 8th July 1909.	1910-11.	1911-12.	1912-13.
	Rs.	Rs.	Rs.	Rs.	Rs.	Rs.	Rs.	Rs.
1. Average Daily Balances (in lakhs).—								
(*a*) Interest earning	19·71	19·95	12·03	6·80	33·48	30·48	50·58	45·04
(*b*) Non-interest earning	0·91	0·54	1·67	5·21	15·30	7·31	0·75	0·68
2. Interest earned on the above in lakhs ..	0·89	0·92	0·37	0·04	0·72	1·02	1·63	1·65
3. Average rate per cent. of interest—								
(*i*) of 2 on 1 (*a*)	4·53	4·63	3·08	2·34	2·95	3·37	3·24	3·66
(*ii*) of 2 on 1 (*a*) and (*b*)	4·38	4·50	2·70	1·28	2·04	2·72	3·19	3·60
4. Average Bank rate	6·37	5·84	5·56	5·91	4·65	5·33	4·97	5·35
				5·00				
5. Percentage of 3 (*ii*) to 4	68	77	49	40		51	64	67

The average rate of 3·6 per cent. earned in 1912-13 was the highest since 1907-08.

On comparison of the actual earnings of the year with what would have been earned had the contract been continued throughout the year, it is found that the Trust gained about Rs. 5,000 by determining the contract, while in the full twelve months since the contract was determined the Trust gained Rs. 18,400, earning 4·16 per cent. per annum on an average daily balance of Rs. 47·5 lakhs, whereas under the old contract the earnings would have been 3·77 per cent. per annum.

Accounts of 1912-1913.

17. The audited accounts of the Board for 1912-13 are attached to this report. Nothing more than a few trivial errors was disclosed by the two six monthly audits in the year.

The total receipts and expenditure of 1912-13 were as follows :—

	Receipts.	Expenditure.
	Rs.	Rs.
Capital Account	30,43,104	22,26,441
General „	29,98,104	25,02,156
Total ...	60,41,208	47,28,597
Difference ...	Rs. +	13,12,611

The opening and closing balances were as follows :—

	Opening balance.	Closing balance.
	Rs.	Rs.
Capital Account	53,24,233	61,40,896
General „	.....	4,95,948
Total ...	53,24,233	66,36,844
Difference ...	Rs.	13,12,611

Capital account.

18. The Board's Capital receipts, other than receipts from loans, come under three main heads, *viz.*, sale of lands, sale of right to demolish acquired buildings and sale of quarrying rights. The receipts under these heads in the last four years are compared below :—

	1909-10.	1910-11.	1911-12.	1912-13.
	Rs.	Rs.	Rs.	Rs.
Sale of lands	58,316	3,27,403	12,032	3,89,359
Sale of right to demolish acquired building ...	82,660	43,712	87,039	92,882
Sale of quarry rights ...	2,550	64,194	43,692	60,864
Total ...	1,43,526	4,35,309	1,42,763	5,43,105

The receipts from sales of land are usually quite small, because it is the Board's policy to convey land by lease rather than sale, in order to be able to control the lessees in their dealings with it and in particular to prevent the creation of insanitary premises or the gradual development of insanitary conditions by the overcrowding of land with buildings, which is so common a characteristic of building sites in private ownership in Bombay. These considerations however do not prevail where the land is taken up by Government, as in 1910-11 or for mills as in 1912-13, when the Morarji Goculdas Mills bought 29,323 square yards in Parel, Scheme 31, at Rs. 10 per square yard. This, combined with the fact that Rs. 83,649 awarded to the Trust as compensation for the Dispensary Plot on its acquisition for the G. I. P. Railway Co., was brought to account under the head of sale of lands in 1912-13 accounts for the high figure of sale-proceeds in that year. The quarry receipts were swollen by collection of arrears from the troublesome Nowroji Hill contractor, after the suit which he had brought against the Trust in consequence of their terminating their contract with him was decided in favour of the Trust.

The figures under main heads of Capital expenditure in different years are compared below in round thousands of rupees :—

	1909-10.	1910-11.	1911-12.	1912-13.
	Rs.	Rs.	Rs.	Rs.
Management	2,00	2,00	1,47	1,84
Establishment	2,61	2,63	2,63	2,58
Acquisition	39,71	44,98	32,16	14,50
Works	5,53	6,18	3,47	3,35
Payments under Section 79...	17,76	53	1,60	...
Total Rs. ...	67,61	56,32	41,33	22,27

The expenditure on works in 1912-13 was the lowest since 1902-03 (Rs. 2·41 lakhs) and the total expenditure the lowest since 1906-07 (Rs. 20·91 lakhs.)

By the end of 1912-13 the Board had raised Rs. 475 lakhs by loans and their total capital receipts, including 50 lakhs received from Government in 1911, amounted to Rs. 540 lakhs, out of which they had spent 29 lakhs on improvement of Government and Municipal lands temporarily vested in them, Rs. 456 lakhs on their own acquired estates and 3 lakhs on their office building.

19. The Trust's profits and losses up to the end of 1912-13 in their Revenue or General Account are set out below :— General Account.

Surplus in General Account. Year.	Amount.	Deficit in General Account. Year.	Amount.
	Rs.		Rs.
1898-1899	1,80,067	1906-1907 ...	56,081
1899-1900	1,07,555	1907-1908 ...	1,22,781
1900-1901	4,60,106	1908-1909 ...	1,25,307
1901-1902	4,41,258		
1902-1903	5,22,308		
1903-1904	1,81,487		
1904-1905	67,141		
1905-1906	1,20,396		
1909-1910	52,615		
1910-1911	1,60,364		
1911-1912	2,93,217		
1912-1913	4,95,948		
Total Rs. ...	30,82,462	Total Rs. ...	3,04,169

Net balance *Cr.* 27,78,293.

The Trust raise capital for their operations mainly by public loans on 4 per cent. debentures of 60 years' currency and the General Account depicts the struggle between the interest and sinking fund charges on these loans and the net revenue from the temporarily vested and the acquired estates in which

capital has been sunk. The charges increase steadily from year to year with the annual borrowings and the net revenue from each estate gradually increases until the estate is fully developed. In the early stages of development interest and sinking fund charges naturally expand faster than net revenue. For the last 10 years the annual net revenue from the estates has always fallen short of the annual interest and sinking fund charges; this shortage is counterbalanced by the annual Municipal Contribution which has hitherto always been more than sufficient, (though the 48·8 lakhs contributed falls short of the legal maximum of 2 per cent. on Municipal assessments by no less than 44·2 lakhs), so that the Trust have not had to exercise the power given to them by Section 79 (2) of the Act to draw on their Capital Account up to a limit of 15 per cent. on their aggregate capital debt to make good the annual deficits. The following is an analysis of the General Account during the last 4 years :—

Analysis of General Account.

(Figures in Lakhs.)

	1909-10.	1910-11.	1911-12.	1912-13.
SPECIAL ITEMS.	Rs.	Rs.	Rs.	Rs.
1.—*Interest and Sinking Fund charges*—				
On debt due to Government and Municipality under Section 68 ...	1·1	0·8	1·0	1·0
On Debentures	16·0	19·1	20·2	20·5
Total ...	17·1	19·9	21·2	21·5
2.—Receipts other than Municipal contribution	13·6	16·7	19·6	20·7
3.—Expenditure other than interest and sinking fund charges	3·8	4·1	4·1	3·5
4.—Nett Revenue (2-3)	9·8	12·6	15·5	17·2
5.—Shortage (1-4) to be made good from Municipal contribution	7·3	7·3	5·7	4·3
6.—*Municipal Contribution*—				
Section 73	0·0	0·6	0·0	0·0
„ 72	7·8	8·3	8·6	9·3
Total ...	7·8	8·9	8·6	9·3
7.—Profit (6-5)	0·5	1·6	2·9	5·0

It will be seen that the net revenue from the Trust's estates has increased from 9·8 lakhs in 1909-10 to 17·2 lakhs in 1912-13. It is a matter for congratulation that it has increased much faster than interest and sinking fund

charges. The Trust's consequent surpluses in 1909-10 and 1910-11 had under the old Act to be made over to the Municipality, but under the amended Act the Trust have retained the surpluses of the last two years and utilised the same towards their Capital Expenditure, thereby reducing their borrowings.

Full details of the Municipality's contribution year by year are giving in Appendix **B-4.**

Interest on debt to Government and Municipality.

20. Following the same procedure as in 1910-11, the Trust paid to Government under Section 68 of the Act only the interest due on leased Schedule "C" lands, namely, Rs. 68,194, but to the Municipality they paid the full interest due on both leased and unleased Schedule "D" lands, *viz.*, Rs. 37,431 up to 3rd January 1913, when, on Bombay Act No. I of 1913 coming into force, interest ceased to be chargeable.

Collection of Revenue.

21. As usual collection work both for temporary and permanent revenue was very well done as will be seen from the figures given below :—

Particulars.	Revenue.		Total.
	Permanent.	Temporary.	
	Rs.	Rs.	Rs.
Amount for Collection	8,65,623	10,06,412	18,72,035
„ Collected	8,23,252	9,84,805	18,08,057
„ written off	.....	767	767
„ outstanding on 1-4-13 ...	42,371	20,840	63,211
„ „ on 1-5-13 ...	20,630	8,094	28,724
„ „ on 1-6-13 ...	6,524	5,452	11,976

The permanent revenue is collected by the Account Office and temporary revenue by the Land Manager's Chawl Superintendents and temporary staff of rent collectors. The former had at the end of the year outstandings of less than 5 per cent. and the latter of little over 2 per cent. on the total amount for collection in the year; while of the grand total of nearly 18¾ lakhs for collection in the year only ¼ per cent. was outstanding on the 1st September 1913. In connection with this work 173 suits were filed during the year for arrears aggregating Rs. 6,447 of which Rs. 773 still remain to be recovered.

Cost of Management and Establishment.

22. It has long been recognised that the method of distributing cost of Management and Establishment to the different estates every year in proportion to the capital expenditure of the year on the several estates was open to serious objection. The distribution for 1912-13 has been made on an entirely new system which is fully explained in Appendix **M 1.** The general idea is to debit each estate with certain percentages of the revenue collected in it, and of the capital spent upon it during the year corresponding to charges that would be made by an Estate Agent for collection of the revenue and supervision of the works involving the capital expenditure. The cost of the Tribunal is distributed to the several estates in proportion to the time spent by the Tribunal

on hearing cases in the respective estates, and special lump-sum debits are made to particular estates in respect of special work done for them by the establishment but not reflected in the capital charges or the revenue collections of the year. Should the actual total cost of management and establishment be greater or less than the aggregate of all the charges thus arrived at, the percentages are proportionately increased or decreased so that the total charges may tally with the actuals. In 1912-13 the special debits were as follows :—

		Rs.
(1)	Scheme 37, Sydenham Road Street Scheme on account of survey and acquisition work in cases in which the main work was done in 1912-13 but compensation was paid in 1913-14	30,000
(2)	Scheme 32, East Agripada Scheme on account of survey and acquisition work in cases in which the main work was done in 1912-13 but compensation was paid in 1913-14.	10,000
(3)	For work on development of Scheme V, Dadar-Matunga	10,000
(4)	Surveys for the widening of Parel Road not yet included in any scheme	5,000
(5)	For the working out of the cheap cottage scheme in Matunga ...	1,500
(6)	For special work in connection with acquisition of village site houses in Scheme V, Dadar-Matunga	1,000
(7)	For special work in connection with acquisition of village site houses in Scheme VI, Sion, Matunga-Sion	1,000
(8)	For survey of the proposed Sewri Road through the Parel Government House Estate	500
	Total Rs. ...	59,000

The ordinary percentage charges are :—

7½ per cent. on cost of acquisition.
7½ „ „ „ Works.
4½ „ „ Capital value of land leased in the year.
2½ „ „ Sale proceeds.
2½ „ „ Permanent revenue collected.
7½ „ „ Temporary revenue collected.

These ordinary percentages had to be increased by 8·68 per cent. for the year 1912-13 ; and the charges thus arrived at are shown in Appendix **M 1**.

Provident Fund.

23. The closing balance on 31st March 1912, in the accounts of the Provident Fund, established for the officers and servants of the Trust under Section 91 (6) of the Act, was Rs. 2,20,799.

The Fund was credited during the year with Rs. 14,945 on account of employes' subscription, Rs. 14,871 on account of contribution by the Trust and Rs. 9,067 on account of interest, while sums aggregating Rs. 570 were paid to retired subscribers, leaving a balance of Rs. 2,59,114 on 31st March 1913.

PERSONNEL.

Chairman.

24. The Hon'ble Mr. J. P. Orr, C.S.I., I.C.S., continued to hold the office of the Chairman throughout the year. He was on privilege leave for 2 months and 26 days from 22nd July 1912 to 17th October 1912, and Mr. R. J. Kent, A.M.Inst.C.E., Trust Engineer, acted for him on a salary of Rs. 2,000 per month. Mr. Orr was granted, conveyance allowance of Rs. 100 per month from 1st January 1913. He is now in his 5th year of service with the Trust.

The Staff.

Mr. W. N. Shilstone, Secretary and Chief Accountant of the Trust, was granted privilege leave for 2 months and 10 days, preparatory to his retirement, from 22nd January 1913 to 31st March 1913, and from 1st April 1913 he retired from the Trust service, after completing 14⅓ years' service. Mr. C. M. Correa, B.A., was appointed in his place on Rs. 500-50-800 on probation for one year with effect from 22nd January 1913.

Mr. R. J. Kent, A.M.Inst.C.E., Trust Engineer, resigned his appointment from 22nd July 1912 to take up the charge of the office of the Chairman, when the Hon'ble Mr. J. P. Orr proceeded on leave, and in his place Mr. J. F. Watson, Deputy Engineer, acted as Trust Engineer, in addition to his own duties. Mr. Kent was re-appointed as Trust Engineer from 18th October 1912, when he was promoted from Rs. 1,700 to Rs. 1,750 and was granted privilege leave combined with furlough for a total period of one year from 18th November 1912. During his absence Mr. J. F. Watson, Deputy Engineer, was appointed to act as Trust Engineer on a salary of Rs. 1,250 per month. Mr. Kent is now in his 6th year of service with the Trust.

Mr. J. F. Watson, B.E., A.M.I.C.E., Deputy Trust Engineer, enjoyed privilege leave for 10 days from 3rd to 12th January 1913, and is now in his 10th year of service with the Trust.

Mr. F. G. B. Hawkins, A.R.I.B.A., Architect of the Trust, was on duty throughout the year. He had earned his first increment of Rs. 50 bringing his pay to Rs. 550 per month from 6th May 1912 after a year's service with the Trust.

Mr. N. D. Katrack, L.C.E., continued to hold the office of Assistant Engineer of the Trust throughout the year, and is now in his 10th year of service with the Trust.

Mr. S. D. Prabhawalker, L.C.E., Overseer (Sub-Divisional Officer), held charge of the office of the Assistant Engineer, in addition to his own duties, till the 22nd December 1912, and was then appointed Sub-Engineer in the grade of Rs. 250-10-300, plus conveyance allowance of Rs. 50 per month from 23rd December 1913, when he had served for nearly seven years with the Trust.

Mr. M. S. Bharucha, L.C.E., Land Manager, was on duty throughout the year, and was granted a personal allowance of Rs. 100 per mensem from 8th November 1912, when he had served 11¼ years as Land Manager.

Mr. R. H. A. Delves, F.S.I., continued to hold the office of Deputy Land Manager throughout the year. On 1st April 1912 he had earned his 5th increment of Rs. 50, bringing his pay to Rs. 900. He was granted privilege leave, combined with leave on private affairs for a total period of 5 months and 18 days

from 6th May 1912 to 23rd October 1912 and was allowed to draw Rs. 1,000 per mensem, the maximum pay affixed to the post, plus Rs. 250 per month as personal allowance and Rs. 100 per month as conveyance allowance with effect from the 8th November 1912, when he had served the Trust for nearly nine years.

Mr. James T. Burge, F.S.I., was appointed as First Assistant Land Manager on 1st November 1912, on a salary of Rs. 600-50-800, plus conveyance allowance of Rs. 50 per mensem.

Mr. H. P. Matbar, L.C.E., Assistant Land Manager, was on duty throughout the year, and on 14th April 1912 he had earned his second increment of Rs. 50 bringing his pay to Rs. 600 per mensem. He has now been 11½ years with the Trust.

Mr. D. J. Samson, L.C.E., continued to hold the office of the Assistant Land Manager throughout the year, and on 1st May 1912 he had earned his second increment of Rs. 50 bringing his pay to Rs. 550 per month. He was on privilege leave for 2 months and 17 days from 7th October 1912 to 23rd December 1912 and has now been 14⅓ years with the Trust.

The work of the office staff was throughout the year entirely satisfactory.

Medical Examiner.

Dr. A. P. Cama acted as Medical Examiner to the Board throughout the year, except for 14 days from 5th December 1912, when he was on leave and when Dr. B. H. Dantra acted for him.

Tribunal of Appeal.

25. Mr. J. Sanders-Slater, Bar.-at-Law, held the appointment of President of the Tribunal of Appeal throughout the year.

Mr. Joseph Hall acted as an Assessor of the Tribunal of Appeal till the 14th May 1913, when he handed over charge of his appointment to Mr. W. A. Chambers on his return from 6 months' leave which expired on that date.

The Government appointment of an Assessor of the Tribunal of Appeal was held in succession by Mr. L. W. Hartley, J.P., till 13th May 1912, Mr. R. W. Murphy from 14th May 1913 till he died on 14th October 1912, and Mr. A. H. Whyte, J.P., from 13th November 1912 to the end of the year.

Special Collectors.

26. For the greater part of the year there was only one Special Collector working under the Land Acquisition Act, *viz.*, Mr. J. D. Framji, I.S.O., Bar.-at-Law. Mr. G. S. Hardy, B.A., I.C.S., J.P., was appointed as an additional Special Collector under the Land Acquisition Act with effect from the 10th March 1913.

The Board.

27. The following gentlemen served as Trustees throughout the year :—

(1) Mr. P. R. Cadell, C.I.E., I.C.S., Municipal Commissioner for the City of Bombay.
(2) Sir Bhalchandra K. Bhatawadekar, Kt., elected by the Corporation.
(3) Mr. D. E. Wacha, J.P., elected by the Corporation.
(4) Mr. N. J. Gamudia, J.P., elected by the Corporation.
(5) The Hon'ble Sir Ibrahim Rahimtoola, Kt., C.I.E., J.P., elected by the Corporation.
(6) The Hon'ble Mr. F. L. Sprott, J.P., elected by the Port Trustees.
(7) Sir Sassoon David, Bart., elected by the Millowners' Association.
(8) Mr. J. S. Wardlaw-Milne, J.P., nominated by Government.

The changes among the other Trustees were as follows :—

The *ex-officio* seat of the General Officer Commanding the Bombay Brigade was occupied at different times by—

Lieut.-Colonel W. C. Walton.
„ F. A. Smith.
„ H. R. Vaughan.
Major-General G. F. Gorringe, C.M.G., C.B., D.S.O.
Colonel W. R. Marshall.

The *ex-officio* seat of the Collector of Bombay was held by Mr. E. L. Sale, I.C.S., J.P., till he went on leave on 1st October 1912, then by Mr. M. M. S. Gubbay, I.C.S., till 31st October 1912, and then by Mr. E. L. Sale who holds it still.

Mr. A. M. Tod proceeded on leave from 20th April 1912 to 18th November 1912 and Mr. W. C. Symes was elected by the Chamber of Commerce in his place. Mr. Tod resumed his seat from 19th November 1912 and resigned from 31st March 1913.

Major H. A. L. Hepper, R.E., was nominated by Government from 2nd April 1912 in place of Mr. E. M. Proes, M.Inst. C.E., resigned.

Sir Vithaldas D. Thackersey, Kt. (nominated by Government), was absent on leave from 23rd April 1912 to 28th May 1912.

Meetings.

28. There were 42 Board Meetings and 50 Committee Meetings during the year, the corresponding figures being respectively 42 and 57 in 1911-12 and 46 and 56 in 1910-11.

The average attendance at Board Meetings was 91·66 per cent. out of 14 and at Committee Meetings 96·22 per cent. out of 6.

CHIEF SUBJECTS OF DEBATE.

Important debates of the year.

29. In Appendix **M** will be found, as usual, a collection of the most important of recent Trustees' Resolutions dealing with matters which engrossed the Board's attention or that of their Committees and Executive Staff for long periods during the year. Those that have not already been referred to in earlier paras. are epitomised below.

Acquisition of Rowli Hill.—The long-outstanding question as to the amount of compensation to be paid by the Trust to the Government of Bombay for the 104,522 square yards of land on the Rowli Hill, taken up by the Trust for supplying filling for the low-lying lands in the Trust's Dadar-Matunga Scheme, was satisfactorily settled in January 1913, when a valuation of Rs. 40,500 was arrived at and it was agreed that, instead of taking cash down, Government should, after the hill has been removed and its site developed as a building estate, receive from the Trust land of this value. The method of valuation is set out in the preamble to Trustees' Resolution No. 23 of 4th February 1913 (*vide* Appendix **M2**). The Trust have yet to settle with the Military Department of the Government of India in respect of the 91,909 square yards of the same hill which is in their possession. The Trust value this area at

Rs. 38,605 on the lines of the valuation which has been accepted by the Government of Bombay; and the Military authorities value it at Rs. 3,85,554; but it is understood that they are now reconsidering their valuation.

Amendment of the Trust's Forms of Agreements and Leases.—The heavy work of revising the Trust's forms of Agreements and Leases was at last completed by the Special Committee in September 1912, and the new forms which are a great improvement upon the old ones have now been brought into use. They will be found in Appendix **M3**.

Galleries in shops.—The Trust Architect having brought to the notice of the Board that in many shops in the Trust's Estates large galleries or lofts had been constructed after the completion of the building in such a way as to form practically an unauthorised floor seriously interfering with the light and ventilation of the sanctioned shop, the Plans Committee were requested to draw up rules for regulating such galleries; and after much discussion the rules set out in Appendix **M4** were passed by the Board and are now strictly enforced. They are mainly directed towards limiting the size and position of galleries, so that their existence may not unreasonably reduce the standard of light and ventilation in the shops.

Re-organization of Departments.—Early in the year the long considered question of the re-organization of the Land Manager's and Engineer's Departments was after long discussion first by the Finance Committee and then by the Board finally settled (*vide* Appendix **M5**). This question was first mooted in 1908, when it was recognised that with the Trust's Estates rapidly increasing in area and the acquisition arrears growing less, Estate management would soon become a more important item in the general administration than valuation for purposes of acquisition and the purely Engineering work of the Trust. The Engineer was at that time entrusted with much of the work that required no special knowledge of Engineering; and would ordinarily be done by an Estate Agent or an Architect; but with a view to the gradual introduction of the re-organization he was relieved first by the transfer of the work of collecting temporary rents to the Land Manager in 1910-11 and then by the appointment of a Trust Architect in 1911-12, and since 1st April 1913 the Engineer is held responsible for only the purely engineering work of the Trust while the Land Manager does all that is ordinarily done by an Estate Agent in England, except that temporarily in Estates in which the Engineer's staff have many buildings in progress to supervise, they also conduct the periodical inspection of completed buildings.

As a result of the reduction of the Engineer's work the post of Deputy Engineer has been abolished and the Trust have secured Mr. Watson, late Deputy Engineer, as their permanent Engineer, so that they will not in future have to go to Government for the loan of an Engineer's services and have the frequent changes in personnel that that arrangement involves.

With the reduction in Engineer's staff the Land Manager's staff has been correspondingly strengthened and the Board have secured Mr. Delves as their ultimate permanent Land Manager (he remains Deputy Land Manager on enhanced pay until Mr. Bharucha, the present Land Manager, retires) and appointed

Mr. J. Burge, F.S.I., a trained Surveyor, Valuer and Estate Agent as Assistant Land Manager with a view to his becoming Deputy Land Manager when Mr. Delves becomes Land Manager. On Mr. Burge's arrival in November 1912, he took over most of Mr. Delves's Valuation and Acquisition work and Mr. Delves took over all the development work from the Engineer and all lease work from the Secretary: and the whole of the management of the Trust's Estates is now in the capable hands of Messrs. Bharucha and Delves and is being gradually brought on to the lines of building Estate management in England with thoroughly satisfactory results.

In consequence of the reduction of the Secretary's work the pay of the Secretary's post has been reduced from Rs. 1,200 to Rs. 500-50-800. Before the retirement of the late Secretary, Mr. Shilstone, Mr. Correa, a Superintendent in the Accountant-General's Office, was selected by the Board from 51 applicants for the post; and he took charge from Mr. Shilstone on 22nd January 1913.

As the result of this re-organization the pay of the superior staff of the Secretary, Land Manager and Engineer's Departments, which was just prior to the re-organization Rs. 7,900 per mensem is now Rs. 6,756 per mensem, and when all the staff are drawing their maximum pay will be Rs. 8,000 per mensem which is very moderate for a Building Estate which already covers about 1,311 acres with a rent roll of Rs. 19½ lakhs per annum and, even if the Trust's programme of sanctioned schemes is not extended, will ultimately cover over 1,530 acres with a rent roll of Rs. 31½ lakhs per annum.

Slum Improvement.—The question of the improvement of insanitary areas in the City took up more of the time of the Chairman and his staff in 1912-13 than any other subject. Government had in April 1911 asked the Trust to furnish them for the purposes of their negotiations with the Government of India for a substantial addition to the Trust's financial resources, with a definite programme for the execution of Improvement Schemes in all the represented areas. It had already been realised that estimates on the old wholesale demolition lines would be of no use as they involved prohibitive expenditure and could benefit only small areas surrounded by larger areas in which insanitary conditions were always going from bad to worse with the extension of building operations: it was recognised that what was wanted was some general scheme of improvement that could be applied all over the City and some means of putting an immediate check on the spread of insanitary conditions due to the weakness of the Municipal by-laws, especially in respect of the lighting and ventilation of one room tenements, which, as the last Census showed, house no less than 76 per cent. of the total population of Bombay.

The Chairman and his staff accordingly devoted much time to the study of modern methods of slum improvements, their main object being to find means of reducing (1) the loss on improvement schemes, (2) the time they take to mature, and (3) the disturbance they cause to houseowners and their tenants. On the Trust's Nowroji Hill Estate all the worst rooms in the acquired houses were closed against human habitation, and experiments were tried in the way of demolishing houses or parts of houses in order to improve the lighting and

ventilation of rooms in neighbouring houses: and on 27th June 1912, the Chairman read before the Bombay Sanitary Association a lecture depicting the types of commonest insanitary houses in groups in Bombay and showing how after adoption or adaptation of the Nowroji Hill methods and other Slum Improvement measures laid down in the English Housing and Town Planning Act, all inadequately lighted and ventilated rooms in Bombay might be gradually closed and houseowners required with some assistance from public funds to reconstruct their houses, so that all dwelling rooms in them might have a sufficiency of light and air. This lecture attracted the attention of Government, who appointed a Committee, including two members of the Improvement Trust, to examine the questions raised in it, and the Trust decided to await the result of the Committee's enquiries before coming to a definite decision as to how the several represented areas should be dealt with. They decided, however, on the recommendation of the Improvements Committee, whose report on the subject will be found in Appendix **M6** to move Government not to wait for their detailed estimates, but to urge the Government of India to grant them an annual subsidy of 4½ lakhs for the improvement of all the insanitary areas in the City whether represented or not—*vide* Trustees' Resolution No. 232 of 10th December 1912, in Appendix **M6**. At the same time they made a separate application to Government for a special allotment of funds to the Trust, out of the sum which, as announced at the All India Sanitary Conference held in Madras in November 1913, the Government of India were prepared to distribute to large towns in the shape of grants-in-aid towards works of urban sanitation; and in response to this application they received in April 1913 a special grant of 4 lakhs, with the aid of which they propose to carry out a new Improvement Scheme in Second Nagpada, the most congested section of Bombay. This scheme has already been notified as the Undria Street Improvement Scheme and will shortly be submitted to Government for sanction.

Acquisition of Village Cases in Schemes V and VI.—The question of determining compensation for village properties was mooted so far back as 1908, when the Villagers applied for payment on the basis of separate valuations of land and building.

As such payment would have involved an enormous excess over the sum provided by the sanctioned Scheme Estimates which assumed, that payment for the land plus the poor materials of the buildings, was the most that could be claimed, it was suggested by way of compromise that either the claimants be paid in addition to the value of land, half the present value of the building, or they should lease new house sites from the Trust at nominal rents and get for the old buildings the value of their materials.

The former suggestion was accepted by the owners of about 20 cases in 1911, but their offers were rejected by the Land Acquisition Committee in pursuance of the Trust's Solicitor's advice on the ground that it would not be justifiable to depart from the principle of valuation on the basis of land and materials. In order not to be too hard on the poor Villagers, the Committee consented to valuation of the land at the high rate of Rs. 1-12-0 per square yard where land and building belonged to the same owners, and Rs. 2 per square

yard where they were owned by different owners, the building being paid for as materials ; but the suggestion was not accepted by the Villagers.

The next compromise proposed was a reinstatement scheme under which the claimants were to receive land for land, according to their individual requirements, adjust the difference between the areas to be acquired and those to be leased at the rate of Re. 1 per square yard, and either accept the scrap value of the old building or remove its materials. In 1912, a site for a new village near Rowli Hill was selected and laid out and approved by the Villagers and all the terms of the proposed settlement were embodied in a draft agreement, which was approved of by 103 owners, who were prepared to lease 20,000 square yards of the new site. It was further suggested that in the case of Villagers, who accepted land for land but were too poor to afford to build their own houses, the Trust should instead of paying for the materials of the old houses either.—

(*i*) provide corrugated iron sheds on the new sites at a nominal rental of Re. 1 per annum, or

(*ii*) make a building grant of Rs. 50 for each adult member of the claimant's family,

while for those who preferred to take cash instead of land for land the Trust should after paying cash compensation provide rooms in a semi-permanent camp to be constructed by the Trust at Rs. 2-4-0 per room per mensem.

This reinstatement scheme was approved by the Land Acquisition Committee in June 1912, and arrangements were made to ascertain its cost when extended to all the Villagers in the Dadar-Matunga-Sion Schemes by grouping them according to which of the alternatives (i), (ii) and (iii) they might accept.

Meanwhile, four village cases in which the Collector had awarded compensation on the basis of land and materials were taken up by their owners to the Tribunal, as test cases, and as explained in Appendix **L**, Item No. 9, the Tribunal ultimately confirmed as correct the principle contended for by the Trust that the market value of a village property was the value of land plus materials, but suggested that the alternative of reinstatement might be considered by the Collector. Thereupon one of the appellants offered to settle his case on the basis of value of land and half the present value of building.

While this offer was under consideration the scheme for reinstatement mentioned in para. 4 was to all intents and purposes rejected by the Villagers when they were asked to sign the agreement. It was felt that to elaborate any such scheme in face of the Villagers' capriciousness and disinclination to come to any reasonable terms would be a pure waste of time, and the Land Acquisition Committee, therefore, decided on 6th January 1913 that compensation for all village houses might fairly be settled on the basis of the value of land and half the present value of the building. They authorized the Chairman to accept offers for settlement on these lines and to lay out new village sites near the

several old village sites and then reinstate those who wished to remain on the Trust's Estate on the following lines :—

(*i*) House sites to be offered on 999 years' lease at the lowest possible rates to those Villagers who do not want buildings constructed by the Board.

(*ii*) House sites with suitable sheds as shown in Engineer's plan No. 5716-A of 19th August 1912 erected thereon by the Board to be offered on 999 years' lease at lowest possible rates to those Villagers who want both land and buildings.

(*iii*) Semi-permanent sheds sufficiently large to accommodate the several applicants' families to be offered on monthly lease at lowest possible rents to those Villagers who want neither land nor buildings of their own.

The Chairman has up to 21st July 1913 accepted offers from 97 Villagers amounting to Rs. 86,521 on the basis of value of land and half the present value of building. For the present in acquired cases the Villagers are allowed to live in their old buildings at low rents, which cover only 4½ per cent. to 5 per cent. interest on the amount of the award—the Board paying all outgoings. When the old sites are required for the development of the schemes new sites will be provided on the lines set out in para. 7.

Parel-Sewri Road.—The negotiations started by the Port Trust in 1910 for the construction of a road from Elphinstone Road Tramway Terminus, through the Government House Estate at Parel, now vested in the Improvement Trust, and Golanji Hill to the Port Trust's New Sewri Estate were continued in 1912-13, the main question so far as the Improvement Trust were concerned being how far Government should be expected to contribute to the road since they are resuming 140,267 sq. yds. out of the total 330,469 sq. yds. of the Parel Government House Estate. The alignment of the road having now been finally fixed so that the road will only just skirt the area to be resumed by Government it has been decided that no contribution should be taken from Government (*vide* Appendix **M7**). The Corporation have provided funds for the construction of the road up to the easternmost boundary of the Trust's Estate and arrangements are now being made for the Trust to construct it from that point to Elphinstone Road.

Eastern Avenue.—The question of joining up the Northern and Southern portions of the Eastern Avenue was further considered during the year. Plans and estimates were prepared by the Engineer and Land Manager for widening the portion between Sandhurst and Suparibag Roads to 100 ft. as far north as Grant Road, and 120 ft. thereafter and Mr. Kent while acting as Chairman fully explained the *pros* and *cons* of the project to the Board. On the 3rd December, the Board requested the Chairman to ask Government to consent to the absorption of part of the compound of the J. J. Hospital into the road before bringing the scheme with the final alignment of the road up for approval, as the final alignment must largely depend on Government's decision. The matter is still under the consideration of Government. (*vide* **M8**.)

Cottage Schemes.—With a view to giving the public a lead in cottage building on the Trust's cheap land in the North of Island, a self-contained triangular plot within half a mile of Matunga station was laid out for 17 cottage sites, and after many consultations with clerks on Rs. 60 to Rs. 100 of the class to be catered for, a scheme was prepared by the Trust Engineer and Architect for the construction of 3 types of cottages on this plot, each cottage containing 2 living rooms and a kitchen on the ground-floor and 3 bed-rooms on the upper floor, with bath-room, water-closet, store-room, etc. The plinth areas varied from 60 sq. yds. to 73 sq. yds. and the compounds (excluding plinth) from 138 sq. yds. to 267 sq. yds. in area. The cost varied from Rs. 4,647 to Rs. 5,248 including legal expenses, and Mr. Watson wrote a valuable note showing how 4½ per cent. could be made on the cost of the whole scheme without charging more than Rs. 30 to Rs. 36 per month for different cottages and how, on the hire-purchase system, tenants might by paying from Rs. 56 to Rs. 65 per mensem become within 12 years the owners of these cottages and tenants of the sites on 999 year leases paying the Trust only Rs. 4½ to Rs. 7½ per month as ground-rent. The Trust first thought of building the cottages themselves (*vide* **M 9.**), but the Trust's Solicitors advised that this would be *ultra vires*. An attempt was then made to find 17 tenants of one community to build simultaneously and in co-operation so as to economise supervision in cost, and 29 plots were actually applied for by 29 Anglo-Indians; but, unfortunately, just when details were being settled it happened that there was a great rise in cost of building materials, and some applicants asked for more concessions than could reasonably be granted; several applications were withdrawn and the scheme is now in abeyance; but the preparation of the site was pushed on with and now that the site and the approach roads are ready for building operations and some building materials have got cheaper again, the Trust are ready to take up the scheme again so soon as sufficient applications are received. Meanwhile, the Trust's Rent Collector's quarters at Imamwada (v. § 8 above and Plans Nos. 4 and 5) can be inspected as a specimen of one of the 3 proposed types of cottages; and it is hoped that a scheme which has been placed before Government for the construction of cottages for a large number of Custom House Officers on a plot of 25,000 sq. yds. on the Trust's Dadar-Matunga Station, within half a mile of the proposed Wadala station on the Harbour Branch Railway, will be sanctioned shortly. It is believed that the poorer middle classes will find life in cottages in the Trust's sanitarily developed Estates with plenty of open air around them and ample recreation grounds within easy reach, far more pleasant than life in crowded flats in or near the congested parts of the City, that the extra Rs. 2 per mensem required for a season ticket on the Railway will be quite outbalanced by the saving in rent, to say nothing of the financial saving resulting from improved health and reduction in medical expenses, and that with the improved service of fast local trains soon to be installed, people employed in the Fort will find residence in the garden suburb entails no appreciable trouble or loss of time in the journey from home to office and back.

J. P. ORR, *Chairman,*
City of Bombay Improvement Trust.

BOMBAY, 1*st September* 1913.

APPENDIX A.

Capital Account.

Note.—The figures are given in Round Lakhs of Rupees.

	1909-10.		1910-11.		1911-12.		1912-13.	
	In year.	To the end of year.	In year.	To the end of year.	In year.	To the end of year.	In year.	To the end of year.
	Rs.	Rs.	Rs.	Rs.	Rs.	Rs.	Rs.	Rs.
Receipts.								
Loan	85·0	400·0	50·0	450·0	...	450·0	25·0	475·0
Discount—or Premium + ..	—3·6	— 6·3	— 0·5	— 6·8	...	—6·8	+0·4	—6·4
Sale Proceeds	1·5	10·3	4·3	14·6	1·4	16·0	5·4	21·4
Appropriation from General Account...	0·5	18·2	1·6	19·8	2·9	22·7	5·0	27·7
Special Contribution from Govt...	...	...	...	...	50·0	50·0	...	50·0
TOTAL ...	83·4	422·2	55·4	477·6	54·3	531·9	35·8	567·7
Expenditure.								
I.—On Government and Municipal Property.								
Schedule "C"	0·1	5·0	0·1	5·1	0·2	5·2	0·2	5·5
„ "D"	*N.*	7·7	0·1	7·8	0·2	8·0	0·5	8·5
„ "E"	*N.*	4·3	0·2	4·5	0·1	4·6	*N.*	4·6
Police Accommodation Schemes...	0·9	8·1	2·2	10·3	0·0	10·3	0·0	10·3
TOTAL ...	1·0	25·1	2·6	27·7	0·5	28·2	0·7	28·9
II.—On the Trust's own acquired lands.								
Cost of Management	2·0	13·9	1·9	15·8	1·2	17·0	1·7	18·7
Cost of Establishment	2·4	16·8	2·6	19·4	2·6	22·0	2·5	24·5
Acquisition of Land	39·7	274·6	42·9	317·5	32·2	349·7	14·5	364·2
Chawls	3·2	21·2	4·8	26·0	1·3	27·3	0·1	27·4
Roads	1·1	10·2	0·3	10·5	0·9	11·4	1·2	12·6
Other Works	0·1	2·3	0·7	3·0	0·8	3·8	1·6	5·4
TOTAL ...	48·5	339·0	53·2	392·2	39·0	431·2	21·6	452·8
III.—Miscellaneous.								
Office Buildings	*N.*	3·1	*N.*	3·1	*N.*	3·1	*N.*	3·1
Other items	0·3	2·9	*N.*	2·9	0·2	3·1	...	3·1
TOTAL ...	0·3	6·0	*N.*	6·0	0·2	6·2	...	6·2
IV.—Disposal of Profits under Section 79 (3).	17·76	17·76	0·53	18·29	1·6	19·9	...	19·9
TOTAL ...	17·76	17·76	0·53	18·29	1·6	19·9	...	19·9
GRAND TOTAL ...	67·6	387·9	56·3	444·2	41·3	485·5	22·3	507·8
Balance ...	15·8	34·3	—0·9	33·4	13·0	46·4	13·5	59·9

N= negligible.

J. P. ORR, *Chairman,*
City of Bombay Improvement Trust.

BOMBAY, 1st *September* 1913.

APPENDIX B (1.)

ANALYSIS OF GENERAL ACCOUNT.

YEAR.	Receipts. Rents. Lakhs.	Municipal Contribution. Lakhs.	Interest on Investment. Lakhs.	Miscellaneous. Lakhs.	Total. Lakhs.	Expenditure. Maintenance. Lakhs.	Municipal Rates and Taxes. Lakhs.	Interest and Sinking Fund. Lakhs.	Miscellaneous. Lakhs.	Total. Lakhs.	Balance appropriated to Capital. Lakhs.	
1	2	3	4	5	6	7	8	9	10	11	12	
1898-99	1·9	...	...	...	1·9	0·1	...	...	...	0·1	1·8	Rent received in 1898-99 was mainly rent under Schedule F.
1899-1900 ...	0·7	...	0·8	...	1·5	0·2	0·2	...	...	0·4	1·1	
1900-01	0·9	4·75	1·65	...	7·3	0·3	0·2	2·2	...	2·7	4·6	
1901-02	1·2	4·8	1·47	0·03	7·5	0·4	0·2	2·5	...	3·1	4·4	
1902-03	1·4	5·0	3·5	...	9·9	0·4	0·2	4·1	...	4·7	5·2	
1903-04	2·6	3·5	2·3	...	8·4	0·4	0·4	5·7	0·1	6·6	1·8	
1904-05	5·8	2·0	2·7	...	10·5	0·7	0·9	8·1	0·1	9·8	0·7	
1905-06	9·7	2·5	1·9	...	14·1	1·43	1·3	10·05	0·1	12·9	1·2	
											—20·8	
1906-07	8·5	3·0	2·1	0·1	13·7	1·9	1·1	11·2	0·1	14·3	—0·6	
1907-08	8·1	3·6	2·4	0·1	14·2	2·2	1·0	12·1	0·1	15·4	—1·2	
1908-09	9·4	4·5	1·1	0·1	15·2	2·5	0·84	13·0	0·14	16·5	—1·3	
											—3·1	
											17·7	
1909-10	11·4	7·8	1·5	0·2	20·9	*3·3	1·0	16·0	0·1	20·4	0·5	
1910-11	14·4	8·9	1·5	0·1	24·9	*3·1	1·0	19·1	0·1	23·3	1·6	
1911-12	16·6	8·6	2·2	0·1	27·5	*3·0	1·3	20·2	0·1	24·6	2·9	
1912-13	18·0	9·2	2·0	...	29·2	*2·7	1·0	20·5	0·1	24·3	4·9	
Total to end of 1912-13 ...	110·6	68·1	27·1	0·7	206·7	22·6	10·6	144·7	1·0	179·1	27·6	

* Includes interest paid to Government and the Municipality under Section 68 (1) of the Act.

Year.	Government.	Municipality.	Total.
1909-10 ...	65,350	41,241	1,06,591
1910-11 ...	46,440	37,841	84,281
1911-12 ...	61,858	37,276	99,134
1912-13 ...	68,194	37,431	1,05,625
	2,41,842	1,53,789	3,95,631

Out of 110·6 rents no less than 63·4 or 57 per cent. was from temporary occupations.

Of the 27·6 surplus 18·8 was paid to the Municipality and 1 to Government and the balances of the year's 1911-12 and 1912-13, *viz.*, 2·9 and 5·0, are not now payable to the Municipality owing to the amendment of the Act.

Of the 68·1 Municipal contribution 18·8 was refunded, so that the nett Municipal contribution after deducting taxes is Rs. 38·7 lakhs in the 15 years.

Government contribution (profits from Schedule C Land), after deduction of the 1 lakh refunded to them as their share of profits, is 17 lakhs in the 15 years.

J. P. ORR, *Chairman*,
City of Bombay Improvement Trust.

BOMBAY, 1*st September* 1913.

APPENDIX B (2).

Showing from Appendix B-1 how the burden of Interest and Sinking Fund Charges on Trust's borrowings has been shared by Government, the Municipality and the Trust up to the end of 1912-13.

(*For explanation of the method followed*, vide *Annual Report for* 1908-09, *pp.* 25 *to* 29.)

Figures in Lakhs.

Sources of Revenue.	Rents.	Maintenance.	Taxes.	Profit from Land, Columns 2-3-4.	Profit from Cash Transactions.	Total Interest and Sinking Fund Charges.	Net Profit in General Account distributed between Government, Municipality and Trust.	Distribution of Interest and Sinking Fund Charges.			Percentage of Interest and Sinking Fund Charges.
								Profit from Land.	Cash Profit.	Total.	
1	2	3	4	5	6	7	8	9	10	11	12
Government	26·1	7·2	0·85	18·1	.....	.....	1·0	17·1	.....	17·1	12·0
Municipality...	2·6	2·8	0·44	—0·6	68·2	.....	18·9	—0·6	49·3	48·7	33·5
Trust	81·9	12·6	9·45	59·8	26·9	.....	* 7·8	59·8	19·1	78·9	54·5
Total ...	110·6	22·6	10·7	77·3	95·1	144·7	27·7	76·3	68·4	144·7	100·0
If the Municipality had levied no taxes from the Trust the figures would have been as follows :—											
Government	26·1	7·2	.....	18·9	.....	.....	1·0	17·9	.....	17·9	12·4
Municipality	2·6	2·8	.....	—0·2	68·2	.....	29·6	—0·2	39·6	38·4	26·5
Trust	81·9	12·6	.....	69·3	26·9	.....	7·8	69·3	19·1	88·4	61·1
Total ...	110·6	22·6	.....	88·0	95·1	144·7	38·4	87·0	57·7	144·7	100·0

Note.—The Special grant of 50 lakhs paid by Government on 1st April 1911 has been placed to the credit of the Capital Account and does not therefore find a place in this Statement.

* The profits of the years 1911-12 and 1912-13, *viz.*, 2·9 + 4·9 = 7·8 have been retained by the Trust in compliance with the amended Act.

J. P. ORR, *Chairman*,
City of Bombay Improvement Trust.

BOMBAY, 1*st September* 1913.

APPENDIX B (3).

Comparison of amounts contributed towards Trust's Interest and Sinking Fund Charges up to end of 1912-13 by Government and Municipality with Capital borrowed by Trust up to end of 1912-13 for expenditure on Government and Municipal lands vested in the Trust.

000 omitted.

ITEM.	Capital Borrowed.			Government and Municipality's contribution to Interest and Sinking Fund Charges to end of 1912-13 as per Appendix B-2, Col. 11.
	For Works.	For paying off General Account deficits.	Total.	
1	2	3	4	5
	Rs.	Rs.	Rs.	Rs.
Government Lands. Schedule C Lands ...	4,52	...	4,52	.....
Government Lands. „ E „ ...	4,68	75	5,43	.....
Government Lands. Police Accommodation Schemes	11,02	1,32	12,34	.....
Total ...	20,22	2,07	22,29	17,10
Municipal Lands—Schedule D ...	8,66	5,60	14,26	48,70
Grand Total ...	28,88	7,67	36,55	65,80

J. P. ORR, *Chairman*,
City of Bombay Improvement Trust.

Bombay, 1*st September* 1913.

APPENDIX B (4).

(Referred to in para. 19 of Report.)

STATEMENT comparing the Municipal Contributions to the Trust with 2 per cent. on City Assessments.

000 omitted.

YEAR.	Rateable Value chargeable with 2% under Section 73.	2% thereon.	Rateable Value chargeable with General Tax.	Percentage Rate of General Tax.	General Tax realizable for each year.	General Tax Receipts in each year.	Payment to Trust under Section 72.	Balance of General Tax after such payment.	REMARKS.
1	2	3	4	5	6	7	8	9	10
1895-96 ...	2,32,73	4,65·46	2,32,62	8½	19,05	18,77	...	...	In 13 years ending 1912-13 Rateable Value increased from 252 to 475 lakhs, *i.e.*, by 223 lakhs or nearly 88 per cent. at average rate of 17·15 lakhs per annum.
1896-97 ...	2,38,55	4,77·10	2,38,39	8½	19,52	18,55	...	...	
1897-98 ...	2,43,11	4,86·21	2,42,90	8½	19,84	20,56	...	...	In 5 years ending 1912-13 Rateable Value increased from 379 to 475 lakhs, *i.e.*, by 96 lakhs or nearly 25·33 per cent. at average rate of 19·20 lakhs per annum.
1898-99 ...	2,46,33	4,92·66	2,46,05	9½	22,37	22,24	...	...	
1899-1900...	2,52,22	5,04·44	2,51,93	12½	30,21	29,95	...	...	The full 2 per cent. (Section 72) would have given Trust 93 lakhs. The Trust actually got only 48¾ lakhs at an average rate of Rs. 3,75,000 per annum, whereas the full 2 per cent. would have yielded an average of Rs. 7,15,000 per annum.
Total ...	12,12,94	2,425·87	12,11,89	...	1,10,99	1,10,07	...	...	
1900-01 ...	2,59,32	5,18·64	2,59,00	12½	30,98	30,16	4,75	25,41	Municipality's actual receipts for General Tax in 1900-13 fell short of full tax realizable by only 0·54 lakhs or 0·04 *lakhs* per annum.
1901-02 ...	2,62,73	5,25·46	2,63,58	10½	26,42	27,00	4,81	22,19	
1902-03 ...	2,69,74	5,39·48	2,70,60	10½	27,11	27,11	5,00	22,11	Out of these Receipts the Trust got 48¾ lakhs while the Municipality got 405 lakhs. This 405 lakhs gave the Municipality in 1900-13 an average income of 31·15 lakhs per annum which is 9·14 lakhs more than the average of the preceding 5 years.
1903-04 ...	2,92,84	5,85·68	2,93,62	10½	29,81	29,03	3,50	25,53	
1904-05 ...	2,99,83	5,99·66	3,00,83	10½	30,50	31,78	2,00	29,78	
1905-06 ...	3,25,12	6,50·24	3,26,12	9	28,56	28,74	2,50	26,24	
1906-07 ...	3,53,23	7,06·46	3,54,23	9	31,10	30,87	3,00	27,87	For the 5 years 1900-05 the average rate of General Tax was 11; for the five years 1905-10 it was 9; for the last three years it is 10⅝.
1907-08 ...	3,78,76	7,57·52	3,79,76	8⅜	31,27	31,14	3,56	27,58	
1908-09 ...	4,01,43	8,02·86	4,02,33	8⅜	33,26	32,95	4,50	28,45	When 2 per cent. was fixed for Municipal contribution to Trust it was thought that Municipality would be giving up 16 to 20 per cent. of its General Tax receipts every year. The full 2 per cent. was just over 20 per cent. of the actual receipts in 1900-13. But the Municipality gave up to the Trust only 11 per cent. of actual receipts.
1909-10 ...	4,24,39	8,48·78	4,25,20	9½	39,88	39,69	7,80	31,89	
1910-11 ..	4,47,36	8,94·72	4,47,99	10⅝	46,94	45,77	8,35	37,42	
1911-12 ...	4,61,17	9,22·34	4,61,65	10⅝	48,43	49,76	8,65	41,11	
1912-13 ...	4,74,74	9,49·48	4,75,16	10⅝	49,80	49,52	9,25	40,27	
Total ...	46,50,66	93,01·32	46,60,07	...	4,54,06	4,53,52	67,67	3,85,85	
	Adjustment for refund under Section 79 for 1908-09.					16,76			
	,, ,, ,,				1909-10.	53			
	,, ,, ,,				1910-11.	160	— 18,89	+ 18,89	
	As the Trust Act is now amended the Trust has retained profits of 1911-12 and 1912-13, *viz.*, Rs. 2·9 lakhs and 4·9 lakhs respectively.					.....	48,78	4,04,74	or an average of 3,113 per annum as Municipality's share against Trust's share averaging 375 per annum.

BOMBAY, 1st *September* 1913.

J. P. ORR, *Chairman,*
City of Bombay Improvement Trust.

APPENDIX C.

(Referred to in para. 15 of Report.)

Analysis of Trust's Loan Transactions to end of 1912-13.

Loan of	Date of Issue.	Description of Loans (all for 60 years at 4 per cent.)	Average Rate of Issue.	Face Value of Debentures.	Premium + or Discount—	Nett Receipts.	Half-yearly interest payable.	Sinking Fund.					
								Basis.	Amounts payable ½ yearly.	Total Amount paid to date.	Interest accrued to date.	Total S. Fund including interest.	Nominal Value of Investment up to date in 4 per cent. Stock.
1	2	3	4	5	6	7	8	9	10	11	12	13	14
			Rs. a. p.	Rs.	Rs.	Rs.	Rs.		Rs.	Rs.	Rs.	Rs.	Rs.
1899	1st November 1899...	Improvement Trust Coupon Debentures	96 0 0	50,00,000	— 2,00,000	48,00,000	1,00,000	4%	10,564	2,69,480	83,906	3,53,386	3,56,000
1901	6th September 1901...	Improvement Trust Debentures.	95 4 0	30,00,000	— 1,42,394	28,57,606	60,000	,,	6,280	1,38,160	33,937	1,72,097	1,72,500
1902	15th July 1902 ..	Do. ...	98 2 0·6	30,00,000	— 56,150	29,43,850	60,000	,,	6,280	1,25,600	26,875	1,52,475	1,52,500
1903	20th August 1903 ...	Do. ...	100 4 0	60,00,000	+ 14,992	60,14,992	1,20,000	,,	12,560	2,26,080	42,171	2,68,251	2,66,500
1904	7th September 1904...	Do. ...	102 5 9·438	50,00,000	+ 1,18,083	51,18,083	1,00,000	,,	10,493	1,66,623	26,808	1,93,431	1,92,000
1905	12th ,, 1905...	Do. ...	103 10 2·75	30,00,000	+ 1,09,179	31,09,179	60,000	,,	6,280	87,920	12,261	1,00,181	1,00,000
1906	2nd October 1906 ...	Do. ...	100 15 9	20,00,000	+ 19,688	20,19,688	40,000	3%	6,148	73,665	8,581	82,246	82,500
1907	24th September 1907.	Do. ...	98 4 1·671	15,00,000	— 26,119	14,73,881	30,000	,,	4,610	46,096	4,341	50,437	50,500
1908	8th ,, 1908.	Do. ...	96 4 6·914	30,00,000	— 1,11,420	28,88,580	60,000	,,	9,219	73,755	5,258	79,013	78,500
1909	1st July 1909 ...	Improvement Trust Coupon Debentures.	£95 15 0	£ 5,66,600 or Rs. 84,99,000	— £24,080½ or —Rs. 3,61,208	£542,519½ or Rs. 81,37,792	£11,332 or Rs. 1,69,980	,,	25,654	1,79,580	10,713	1,90,293	1,87,500
1910	1st ,, 1910 ...	Do. ...	£99 0 0	£ 3,33,000 or Rs. 49,95,000	— £ 3,330 or —Rs. 49,950	£ 3,29,670 or Rs. 49,45,050	£6,660 or Rs. 99,900	,,	15,078	75,388	2,858	78,246	76,500
1912	28th August 1912 ...	Improvement Trust Debentures.	101 12 8	„ 25,00,000	+ „ 44,789	„ 25,44,789	„ 50,000	,,	7,683	.....	.....	.....	.....
			98 10 5·066	4,74,94,000	— 6,40,510	4,68,53,490	9,49,880		1,20,849	14,62,347	2,57,709	17,20,056	17,15,000

J. P. ORR, *Chairman,*
City of Bombay Improvement Trust.

BOMBAY, *1st September* 1913.

Trust's Estates on Government Land (Schedule C and Schedule E) as at close of 1912-13.

Serial No.	Name of Plot.	Area in thousands of sq. yds	Schedule value in thousands of Rupees.	Developed Land.										Undeveloped Portion.		Remarks.
				Leased Plots.				Unleased Plots.				Open spaces in thousands of sq. yds.	Roads in thousands of sq. yds.			
				No.	Area in thousands of sq. yds	Capital value in thousands of Rupees.	Rental in thousands of Rupees.	No.	Area in thousands of sq. yds.	Capital value in thousands of Rupees.	Rental in thousands of Rupees.			Area in thousands of sq. yds.	Schedule value in thousands of Rupees.	
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
	Schedule C.—Land.															
1	Flats	1,414	207·8	...	...	...	...	...	...	...	...	...	...	1,414	207·8	An area of 383,912 sq. yds. on the Flats is being developed into a public park.
2	Kennedy Sea Face ...	4	...	1	4	0·2	0·01	...	...	...	...	...	...	...	...	Swimming Bath.
3	Cooperage	59	586	...	...	...	...	...	...	...	...	59	...	...	...	Appropriated as permanent open space under Section 60 (4).
4	Marine Lines ...	88 34·2	1,206	... 20	... 32·6	... 630	... 25·1	... ...	... ...	... ...	... ...	88 ...	... 1·6	... ...	... ...	Do. do.
5	Wellington Lines ...	44	271	16	32	856	24·6	...	...	...	...	12	...	...	...	Area in column 13 is that of Central Garden.
6	Wodehouse Road ...	41	370	18	40	823	32·9	...	...	...	...	...	1·1	...	...	
7	Plot south of Old Town Barracks.	2	65	...	...	...	...	...	...	...	...	...	...	2	65	Temporarily leased to Military Department on Rs. 1,950 per annum.
8	Hornby Road... ...	57·1	1,272	38	45·1	1,783·5	60·5	...	...	...	...	...	...	...	...	12,000 sq. yds. roads handed over to Municipality.
9	Plot south of Crawford Market.	7·5	166	1	7·5	322	12·9	...	...	...	...	...	...	...	...	
	Total Carried forward...	1,750·8	4,143·8	94	161·2	4,414·7	156·01	...	...	...	...	159	2·7	1,416	272·8	

APPENDIX D (1)—*contd.*

Trust's Estates on Government Land (Schedule C and Schedule E) as at close of 1912-13.

Serial No.	Name of Plot.	Area in thousands of sq. yds.	Schedule value in thousands of Rupees.	Developed Land.										Undeveloped Portion.		Remarks.
				Leased Plots.				Unleased Plots.				Open spaces in thousands of sq. yds.	Roads in thousands of sq. yds.	Area in thousands of sq. yds.	Schedule value in thousands of Rupees.	
				No.	Area in thousands of sq. yds.	Capital value in thousands of Rupees.	Rental in thousands of Rupees.	No.	Area in thousands of sq. yds.	Capital value in thousands of Rupees.	Rental in thousands of Rupees.					
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
	Brought forward ..	1,750·8	4,143·8	94	161·2	4,414·7	156·01	...	...	...	...	159	2·7	1,416	272·8	
10	Plot north of Municipal Offices (Hornby Road).	7·0	198	1	7·0	222·0	4·8	...	...	...	...	...	...	...	...	
11	West Chaupati Estate, including the Hill slope.	53·0	580	...	...	...	...	...	...	...	...	53·0	...	...	...	* On actual measurement, Chaupati Estate is found to be 5,453 sq. yds. less than shown in Schedule C.
		76·7		13	19·3	515·0	20·6	21	40·2	535·3	24·0	...	...	...	...	Area of roads 17,203 sq. yds. handed over to the Municipality.
	Old Distillery Plot ...	7·0	71	1	1·2	12·5	0·5	4	4·8	106·7	4·8	...	1	...	...	
12	Parel Estate	280·0	794	...	...	...	...	...	...	...	...	...	...	280	794	
	Total	2,174·5	5,786·8	109	188·7	5,164·2	181·91	25	45·0	640·0	28·8	212·0	3·7	1,696	1,066·8	
	Site of Admiral's Bungalow (Marine Lines).	8·3	103	1	8·3	258	10·3	...	...	...	...	...	...	...	...	
	East Chaupati Estate.	4·0	32·9	4	3·9	91·9	4·1	...	...	...	...	...	...	*0·1	...	* To be transferred to Municipality for night-soil depôt.
	Total ...	12·3	135·9	5	12·2	349·9	14·4	...	...	...	...	...	...	0·1	...	
	Schedule E—Lands.															
	Colaba Reclamation ...	68	...	31	48	2,203	99·1	4	6	151	6·8	*14	...	...	...	* Revetment. Roads (26,400 sq. yds.) handed over to Municipality not shown here.
	Grand Total...	2,254·8	5,922·7	145	248·9	7,717·1	295·41	29	51·0	791·0	35·6	226·0	3·7	1,696·1	1,066·8	

Roads transferred from the Trust's Estates to the Municipality under Section 45 (2) of the Act are not included in the above figures; they aggregate 53,575 square yards for Schedule C, Lands, and 26,406 square yards for Schedule E, Lands, as per particulars given in Appendix J. (1).

J. P. ORR, *Chairman,*
City of Bombay Improvement Trust.

Bombay, 1*st September* 1913.

APPENDIX D (2).

Trust's Estates on Municipal Land (Schedule D) as at close of 1912-13.

Serial No.	NAME OF ESTATE.	Area in thousands of sq. yds.	Schedule value in thousands of Rupees.	DEVELOPED LANDS.											UNDEVELOPED LANDS.		REMARKS.
				Leased Plots.				Unleased Plots.				Open spaces in thousands of sq. yds.	Roads in thousands of sq. yds.	Service passages in thousands of sq. yds.	Area in thousands of sq. yds.	Schedule value in thousands of Rupees.	
				No.	Area in thousands of sq. yds.	Capital value in thousands of Rupees.	Rental in thousands of Rupees.	No.	Area in thousands of sq. yds.	Capital value in thousands of Rupees.	Rental in thousands of Rupees.						
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
1	Connaught Road Estate.	29·7	170·0	16	12·2	102·2	4·1	...	...	...	...	...	...	1·5	* 16	78·8	*Being the area of 13 plots occupied by the Municipality for Maratha Hospital.
2	Agripada Estate ...	405·3	1,266·0	57	69·2	512·7	20·6	60	99·2	702·2	31·6	29·7	27·7	9·7	59·2	209·0	Roads 61·6 handed over to the Municipality not included.
				C. 6	29·3	219·6	8·8										
	Central Agripada Estate.			3	2·83	24·8	1·02	19	16·7	179·5	8·0						
	Souter Street, West..			1	0·2	3·6	0·1										
3	Matunga Lands ...	291·0	347·0	...	...	...	...	...	...	...	...	...	...	...	291·0	347·0	Portion of 8 plots measuring 576 square yards are deducted from the originally reported area. The schedule value of the same is Rs. 490.
	Total ...	726·0	1,783·0	77	84·43	643·3	25·82	79	115·9	881·7	39·6	29·7	27·7	11·2	366·2	634·8	
				C. 6	29·3	219·6	8·8										

C=Trust's Chawls together with the Trust's store yard covering 2,500 square yards valued at Rs. 19,500 equivalent to an annual rent of Rs. 781.

Roads transferred from the Trust Estates to the Municipality under Section 45 (2) of the Act are not included in the above figures; they aggregate 58,514 square yards, 2,700 out of Connaught Road Estate and 55,814 out of Agripada Estate.

J. P. ORR, *Chairman,*
City of Bombay Improvement Trust.

BOMBAY, 1st *September* 1913.

APPENDIX D (3).

Trust's Permanent Estate on their own land as at close of 1912-13.

Serial Number of Schemes.	Name of Scheme.	Land acquired up to 31st March 1913 as per Appendix F.		Developed Land.											Undeveloped Land.		Total of columns 6, 10, 13, 14, 15 & 16.	Explanation of difference between columns 3 & 18. (Areas and Rupees are shown in thousands).
				Leased Plots.				Unleased Plots.										
		Area in thousands of sq. yds.	Awards in thousands of Rupees.	No.	Area in thousands of sq. yds.	Capitalized value in thousands of Rupees.	Rental in thousands of Rupees.	No.	Area in thousands of sq. yds.	Capitalized value in thousands of Rupees.	Rental in thousands of Rupees.	Open spaces in thousands of sq. yds.	Roads in thousands of sq. yds.	Service passages in thousands of sq. yds.	Area acquired in thousands of sq. yds.	Proportionate cost of acquisition in thousands of Rupees.		
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
I	First Nagpada ...	72·6	1,533·9	59 C. 2	42·0 4·3	866·5 30·0	34·66 1·2	...	...	...	...	2·8	...	4·0	...	...	53·1	14·6 sq. yds. Road handed over to the Municipality. 4·0 P. A. site transferred to Government.
II	Princess Street ...	118·4	6,727·6	84 C. 2	40·6 9·7	7,418·0 162·5	296·72 6·5	29	19·0	1,542·1	69·4	...	...	4·7	...	...	74·0	42·9 sq.yds. Road handed over to the Mupity. 1·5 P.A. site trsfd. to Govt.
III	Sandhurst Road ...	247·8	8,242·9	82 C. 2	56·74 14·4	3,392·5 217·5	135·7 8·7	87	69·76	2,713·1	122·1	2·3	24·4	3·6	20·9	687·6	192·1	52·5 sq. yds. handed over to the Municipality; 2·7 sq. yds. sold outright.
IV	Gamdevi	176·6	1,214·9	42	40·4	957·5	38·3	63	65·4	1,344·3	60·5	9·7	22·9	6·0	...	...	144·4	31·4 sq. yds. roads handed over to the Municipality.
V	Dadar-Matunga ...	1,277·1	1,915·2	...	...	...	...	...	...	...	...	...	2·7	...	1,274·4	1,911·2	1,277·1	
VI	Sion-Matunga ...	1,443·8	1,585·1	...	...	...	...	...	...	...	...	...	...	...	1,443·8	1,585·1	1,443·8	
VIII	Mandvi-Koliwada...	29·3	1,980·1	23 C 1	9·71 4·0	1,027·5 345·0	41·1 13·8	12	7·2	626·6	28·2	...	4·6	1·0	...	...	26·51	9·2 sq. yds. handed over to the Municipality, 6·4 sq.yds. difference as explained in Engineer's No. 3456, dated 15th May 1912.
IX	Sankli Street ...	0·3	17·0	...	...	...	...	...	...	...	...	...	...	...	...	...	...	·3 sq.yds. handed over to the Municipality.
XIII	Souter Street, East.	7·5	20·8	...	...	...	...	9	3·0	35·6	1·6	...	2·2	0·19	2·2	6·1	7·59	
XXVII	Mathew Road ...	47·9	1,089·0	12	23·7	845·0	33·8	7	6·5	200·0	9·0	...	3·8	1·5	...	...	35·5	12·8 sq. yds. handed over to the Municipality.
XXIX	Nowroji Hill ...	153·6	6,245·1	...	...	...	...	...	...	...	...	...	9·2	...	144·4	5,871·3	153·6	
XXX	Souter Street Extension.	16·9	69·5	...	...	...	...	...	...	...	...	...	2·1	...	...	...	2·1	15·5 sq. yds. sold to B. B. & C. I. Railway Co.
XXXI	Parel	428·9	3,764·1	... C 1	... 8·0	... 50·0	... 2·0	...	...	...	...	...	22·1	...	342·7	3,016·0	372·8	56·1 sq. yds. sold outright for Rs. 419·7
XXXIII	Bhatwadi	7·2	277·9	4	2·4	70·0	2·8	2	1·5	27·9	1·25	...	2·5	0·3	...	...	6·7	1·5 sq. yds. retained.
XXXVI	Chunam Kiln Road.	7·5	222·1	1	0·3	15·3	0·6	...	...	...	...	...	10·6	...	...	...	10·9	3·4 sq. yds. acquired under Sec. 41
XXXVII	Sydenham Road ...	7·4	813·4	...	...	...	...	...	...	...	...	...	...	...	7·4	813·4	7·4	of the Improvement Act.
	Police Accommodation Schemes.																	
XIV	Nagpada	...°	...°	1	4·0	72·4	3·2	...	...	...	...	...	...	...	...	...	4·0	°Included in Scheme I.
XVI	Wodehouse Road...	6·6	76·3	1	6·6	76 9	3·4	...	...	...	...	...	...	...	...	...	6·6	
XVII	Duncan Road ...	0·3	39·0	1	0·3	38·4	1·7	...	...	...	...	...	...	...	...	...	0·3	
XVIII	Sheppard Road ...	1·2	15·9	1	1·2	15·8	0·7	...	...	...	...	...	...	...	...	...	1·2	
XIX	Agripada	4·8	44·9	2	4·8	47·5	2·1	...	...	...	...	...	...	...	...	...	4·8	
XXIII	Connaught Road ...	1·7	13·4	2	1·7	13·6	0·6	...	...	...	...	...	...	...	...	...	1·7	
XXIV	Princess Street ...	...†	...†	·2	1·5	153·8	6·8	...	...	...	...	...	...	...	...	...	1·5	†Included in Scheme II.
	Total ...	4,057·4	35,908·1	317 C 8	235·95 40·4	15,010·7 805·0	602·18 32·2	209	172·36	6,489·6	292·05	14·8	107·1	21·29	3,235·8	13,795·5	3,827·7	

Roads transferred from the Trust's Estates to the Municipality under Section 45 (2) of the Act are not included in the above figures; they aggregate 1,63,579 square yards.

C=Board's Chawl site.

BOMBAY, 1st *September* 1913.

J. P. ORR, *Chairman,*
City of Bombay Improvement Trust.

APPENDIX D (4).

Summary.

NAME.	LAND.		DEVELOPED LAND.												UNDEVELOPED LAND.	
			LEASED PLOTS.				UNLEASED PLOTS.									
	Area in thousands of sq. yds.	Cost of acquisition in thousands of Rupees.	Number.	Area in thousands of sq. yds.	Capitalized value in thousands of Rupees.	Rental in thousands of Rupees.	Number.	Area in thousands of sq. yds.	Capitalized value in thousands of Rupees.	Rental in thousands of Rupees.	Open spaces in thousands of sq. yds.	Roads in thousands of sq. yds.	Service passages in thousands of sq. yds.	Total area of developed land in thousands of sq. yds.	Area in thousands of sq. yds.	Cost of acquisition in thousands of Rupees.
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
1. Trust's Estates on Government land (Schedules C and E).	2,254·8	5,922·7	145	248·9	7,717·1	295·41	29	49·0	791·0	35·6	249·7	3·7	...	551·3	1,696·1	1,066·8
2. Trust's Estates on Municipal land (Schedule D).	726·0	1,783·0	77 **C. 6**	84·43 **29·3**	643·3 **219·6**	25·82 **8·8**	79	115·9	881·7	39·6	29·7	27·7	11·2	298·23	366·2	634·8
3. Trust's estates on their own land.	4,057·4	35,908·1	317 **C. 8**	235·95 **40·4**	15,010·7 **805·0**	602·18 **32·2**	209	172·36	6,489·6	292·05	14·8	107·1	21·29	591·9	3,235·8	13,795·5
Total ...	7,038·2	43,613·8	539 **C. 14**	569·28 **69·7**	23,371·1 **1,024·6**	923·41 **41·0**	317	337·26	8,162·3	367·25	294·2	138·5	32·49	1,441·43	5,298·1	15,497·1

BOMBAY, 1*st September* 1913.

J. P. ORR, *Chairman,*
City of Bombay Improvement Trust.

APPENDIX D (5).

(Referred to in para. 10 of Report.)

Note on Government lands vested in the Trust.

1. The Government lands originally vested in the Trust were of two classes, *viz.*—

(*i*) land which the Trust were free to develop into building estates forthwith; and

(*ii*) land which the Trust could develop into building estates either not at all (*e.g.*, the Flats), or only with the previous sanction of Government.

2. Lands of the former class were valued in Schedule C, and the aggregate value formed the Board's Capital debt to Government, while on the other lands no value was set in the Schedule, and so for the time being the Trust incurred no debt in respect of them.

3. It was, however, provided that when any of these latter lands were actually appropriated for building purposes, their value should be added to the Capital debt on which 3 per cent. interest was payable by the Trust under Section 68, while the value of any that might be definitely appropriated as permanent open spaces should, on such appropriation, be added to the Capital debt, but should be exempt from interest. The value of these open spaces was to be gradually paid to Government out of the Trust's profits under Section 79 (3) (*b*) (*ii*).

4. There were, therefore, three classes of Government lands vested in the Trust under Schedule C, *viz.*—

Class A.—Those in respect of which the Trust had a Capital debt subject to interest.

Class B.—Those in respect of which the Trust had a Capital debt exempt from interest.

Class C.—Those in respect of which the Trust had no Capital debt.

5. The gradual changes in these classes from year to year are traced out in the Statement at pages 32-37 of the Report for the year 1908-09, which had, however, to be amended from 1907-08 onwards, owing to deductions from Capital debt made in 1909-10 and 1910-11, in respect of roads on the Hornby Road, Marine Lines, Wodehouse Road and Chaupati Estate, taking effect as from 1st April 1908. The effect of these amendments was shown in the Statements appended to the Report for 1910-11, which also gave figures for that year. Subsequent changes during the year 1911-12 were shown in the Statements appended to that year's Report. The only territorial change in 1912-13 was the formal resumption of 38 square yards of the Cooperage plot as a site for the late Mr. Justice Ranade's statue.

Important changes have however been effected by Bombay Act I of 1913 in respect of Scheduled lands. The Trust's debt and consequently the 3 per cent. interest thereon have been abolished; plots (*e*) to (*m*) of the Flats (194,262 square yards valued at Rs. 2,07,805) have been made the absolute property of the Board so that they are no longer debarred from developing them as building estates; and the remainder of the Flats has been definitely appropriated for open recreation grounds.

6. The nett result of all these changes since 1898 is that :—

(1) the area which the Trust has always been (nominally)* free to develop into building estates (Class A) has been reduced from 7·9 lakhs square yards valued in Schedule C at Rs. 72·6 lakhs to 5·3 lakhs square yards valued in Schedule C at Rs. 38·8 lakhs;

(2) out of the remainder (22·6 lakhs square yards) of the original Schedule C Estate, the Board now hold 1·9 lakhs square yards valued at Rs. 2·1 lakhs as a building estate on the Flats, 13·7 lakhs square yards as areas permanently appropriated as open spaces for recreation on the Cooperage Plot, Marine Lines Maidan and the Flats, and 0·5 lakhs square yards as open space on the hill side above Chaupati.

* But see notes in col. 17 of Appendix D (1) as to practical restrictions on development.

J. P. ORR, *Chairman,*
City of Bombay Improvement Trust.

BOMBAY, 1*st September* 1913.

STATEMENT A.

Showing the balance on hand (Plot by Plot) of Schedule **C** *Areas and Values as on 31st March* 1913.
(Referred to in para. 10 *of Report.)*

Item No.	NAME OF ESTATE.	As per Schedule C.		As on 31st March 1913.		REMARKS.
		Area.	Value.	Area.	Value.	
1	2	3	4	5	6	7
		Sq. yds.	Rs.	Sq. yds.	Rs.	
1	Flats (as per deposited plan)	1,701,251	...	1,413,852	...	Under Bombay Act I of 1913 plots (*e*) to (*m*) (area=194,262 square yards valued at Rs. 2,07,895) have become Trust's absolute property and the remainder has been permanently appropriated as open spaces.
2	Kennedy Sea Face—					
	Building land	...	...	4,444	250	
	Land not appropriated for building	419,033	...	...	...	Resumed under Government Resolution, General Department, No. 4157 of 8th July 1911. Handed over on 30th September 1911.
3	Cooperage	66,178	...	58,558	5,85,580	Appropriated as permanent open space on 28th November 1899, *vide* Government Resolution, General Department, No. 5442 of 28th November 1899.
4	The Secretariat Plot	17,700	...	...	...	Resumed by Government on 5th October 1910.
5	Marine Lines—					
	Open space	122,163	12,21,630	87,751	8,77,510	Appropriated as permanent open space on 8th October 1901, *vide* Government Resolution, General Department, No. 5762, dated 8th October 1901.
	Building Estate	...	...	31,270	3,12,700	
6	Wellington Lines	42,394	4,23,940	34,332	2,71,019	Out of 1,980 square yards from Cooperage transferred to this Estate under Government Resolution, General Department, No. 4897 of 5th October 1899, only an area of 307 square yards (value=Rs. 3,070) now forms part of this Estate ; the remainder (1,623 square yards) forms part of the area resumed for the Admiral's House.
7	Wodehouse Road	55,625	5,56,250	40,190	3,57,733	
8	Cotton Green	13,105	1,31,050	...	...	Resumed on 3rd February 1904.
9	Saluting Battery Plot	5,600	2,80,000	...	...	Resumed on 19th May 1903.
	Carried over ...	2,443,049	26,12,870	1,670,397	24,04,792	

STATEMENT A.

Showing the balance on hand (Plot by Plot) of Schedule C Areas and Values as on 31st March 1913—contd.

Item No.	NAME OF ESTATE.	As per Schedule C.		As on 31st March 1913.		REMARKS.
		Area.	Value.	Area.	Value.	
1	2	3	4	5	6	7
		Sq. yds.	Rs.	Sq. yds.	Rs.	
	Brought forward ...	2,443,049	26,12,870	1,670,397	24,04,792	
10	Crescent Site	31,957	7,98,925	...	...	Resumed on 23rd September 1905.
11	Plot South of Old Town Barracks	2,166	64,980	2,166	64,980	
12	Hornby Road	71,051	14,21,020	44,986	8,77,679	
13	Plot South of Crawford Market	9,569	1,91,380	7,627	1,52,540	
14	Dispensary Plot	1,642	33,840	...	...	Acquired by Government for Railway Company on 8th April 1910. Rs. 83,647 awarded to Trust held by Court for future investment in land for Trust.
15	Plot North of Municipal Offices	6,600	1,98,000	6,600	1,98,000	
16	Chowpatti Estate—					
	Building Land	89,623	8,96,230	65,599	6,55,986	Area and schedule value reduced on account of deficiency of about 5,453 square yards in actual area below schedule area, as ascertained on field survey made in 1909-10.
	Hill Slope	52,675	...	52,586	...	
17	Police Lines Plot at Dadar	5,234	52,340	...	...	Resumed by parts—lastly on 1st December 1903.
18	Parel Estate	330,469	9,91,407	265,148	7,87,783	90,000 square yards occupied by Government for Parel Laboratory; but Government intend resuming a larger portion for Bacteriological Laboratory. 50,000 square yards resumed for King Edward Memorial Hospital under Government Resolution, General Department, No. 3254 of 30th May 1911. Handed over on 15th December 1911—15,321 square yards resumed for Veterinary College play-ground, being no longer required by Government, restored to Trust on same terms and conditions as before.
	Total ...	3,044,035	72,60,992	2,115,109	51,41,760	

STATEMENT **A**.

Showing the balance on hand (Plot by Plot) of Schedule **C**, *Areas and Values as on* 31*st March* 1913—(contd.)

Item No.	Name of estate.	As per Schedule C.		As on 31st March 1913.		Remarks.
		Area.	Value.	Area.	Value.	
1	2	3	4	5	6	7
		Sq. yds.	Rs.	Sq. yds.	Rs.	
	Add—Areas held from Government on terms similar to those of Schedule **C**	(As originally made over.)				
1	Admiralty Site, Marine Lines	8,258	1,03,225	8,258	1,03,225	
2	Land out of Mayo Road added to Wellington Lines Estate ...	106	1,065	106	1,065	
3	Land at Charni Road Level-crossing (East Chowpati Estate).	7,449	...	5,171	38,670	
4	Veterinary College Playground Plot at Parel	15,321	53,624	15,321	53,624	
	Total ...	31,134	1,57,914	28,856	1,96,584	
	Grand Total ...	3,075,169	74,18,906	2,143,965	53,38,344	

Bombay, 1*st September* 1913.

J. P. ORR, *Chairman,*
City of Bombay Improvement Trust.

STATEMENT B.

Showing the balance on hand of Schedule **D** *Areas and Value as on* 31*st March* 1913.
(*Referred to in para.* 10 *of Report.*)

Item No.	Name of Estate.	As per Schedule D.		As on 31st March 1913.		Remarks.
		Area.	Value.	Area.	Value.	
1	2	3	4	5	6	7
		Sq. yds.	Rs.	Sq. yds.	Rs.	
1	Connaught Road Estate	36,827	1,93,074	29,493*	1,48,984*	* Includes the area (15,752 sq. yds.) and value (Rs. 78,760) of the Maratha Hospital site, which is still in the occupation of the Municipality and 1,519 square yards (valued at Rs. 8,483) appropriated to service passages.
2	Agripada Estate	412,815	12,98,137	403,890	12,18,409	Includes 89,064 square yards (valued at Rs. 2,69,755) appropriated to roads and service passages and 29,734 square yards (valued at Rs. 89,202) appropriated as open space.
3	Lands at Matunga	298,376	3,49,348	291,267	3,47,405	
	Total ...	748,018	18,40,559	724,650	17,14,798	Subject to deduction under the footnote to Schedule **D** on account of areas occupied by roads.

Bombay, 1*st September* 1913.

J. P. ORR, *Chairman,*
City of Bombay Improvement Trust.

APPENDIX E.

Progress in Trust's Schemes.

Scheme.		Area included in scheme in lakhs of sq. yds.	Work done in 1912-13.	Work to be done after 1912-13.	Borrowed Capital in thousands of Rupees.		Remarks.
No.	Name.				Spent to end of 1912-13.	To be spent after 1912-13.	
1	2	3	4	5	6	7	8
					Rs.	Rs.	
I	1st Nagpada	0·7	Improving water supply of the chawls.	*Nil.*—175 square yards remain to be acquired.	2,710	3	
II	Princess Street	1·3	Constructed tarred passages, laid 8″ stone-ware and 9″ S. W. D. pipe for plots 117 to 125. Developed the portion between Syed Abdul Rehman Street, Carnac Road and Balu Sarang Street. 215 square yards acquired only one house acquired containing no tenants, and 8 buildings demolished containing 16 tenements.	A few more service passages to be constructed and road constructed on the set-back portion on Abdul Rehman Street and Pinjari Street. 20 square yards remain to be acquired.	7,851	113	
III	Sandhurst Road... ...	2·6	Pavement of footpaths in front of completed buildings done. Construction of 20 feet road in front of Dr. Setna's property completed. Rent Collectors' quarters at Immamwada completed with fencing all round. Two buildings containing tenements acquired and 17 containing tenements demolished. 60 semi-permanent sheds removed to Chowpati. 932 square yards acquired. Two houses were acquired containing no tenants and 28 buildings containing 214 tenements demolished.	Pavement of footpaths in front of the remaining plots to be done. Road work of the 40 feet width in the West Charni Road Section of Sandhurst Road between Dongri Street and new Chinch Bunder Road. Pavement and drainage of service passages and adding set-backs and remaining sheds to be removed. 13,092 square yards remain to be acquired.	10,109	459	
			The portion of road between 60 feet Nowroji Hill Road, and the Elphinstone Bridge completed.	Drainage arrangement of the road west of 60 feet Nowroji Hill Road to be done. Filling in low-lying ground in Case No. 512.			
		4·6		Carried over ...	20,670	575	

Progress in Trust's Schemes—contd.

Scheme.		Area included in scheme in lakhs of sq. yds.	Work done in 1912-13.	Work to be done after 1912-13.	Borrowed Capital in thousands of Rupees.		Remarks.
No.	Name.				Spent to end of 1912-13.	To be spent after 1912-13.	
1	2	3	4	5	6	7	8
		4·6		Brought forward ...	Rs. 20,670	Rs. 575	
IV	Gamdevi	1·8	Road No. 5 and footpaths in front of completed buildings in Hughes Road, Gamdevi Road and Cross Roads, treated with tar.	Remaining footpaths and Cross Roads treated with tar. 1,685 square yards remain to be acquired.	2,071	95	
V	Dadar-Matunga	16·7	Light Railway is in use and filling in by department and contractor's agency continued. King's Circle completed. Tree-plantation continued and work of constructing two of the roads in the scheme taken in hand. 69,452 square yards acquired, and 46 houses containing 97 tenements were acquired and 14 buildings containing 15 tenements demolished.	Most of the filling in and work of road-making. 1,44,903 square yards remain to be acquired.	2,298	3,926	
VI	Sion-Matunga	19·8	Pipe sewer in portion of a 60 feet road-levelling and filling for plots and roads. Tree-plantation and starting work of semi-permanent huts. 178,121 square yards were acquired and 16 houses containing 53 tenements were acquired and 18 buildings containing 62 tenements demolished.	Most of the filling in and road-making and construction of semi-permanent huts. 534,880 square yards remain to be acquired.	1,811	5,833	
VII	Colaba Reclamation ...	0·8	*Nil* ...	*Nil* ...	468	...	Completed in 1910-11.
		43·7		Carried over ...	27,318	10,429	

Progress in Trust's Schemes—contd.

Scheme. No.	Scheme. Name.	Area included in scheme in lakhs of sq. yds.	Work done in 1912-13.	Work to be done after 1912-13.	Borrowed Capital in thousands of Rupees. Spent to end of 1912-13.	Borrowed Capital in thousands of Rupees. To be spent after 1912-13.	Remarks.
1	2	3	4	5	6	7	8
		43·7		Brought forward ...	27,318	10,429	
VIII	Mandvi-Koliwada... ...	0·4	Laid 9" pipe sewer in Janjikar Street constructed tarred service passages and cement concrete footpaths and carriage entrances. One building containing 27 tenements demolished.	Laying pipe sewer in service passages and construction of cement concrete footpaths and tarred passages and carriage entrances.	2,522	182	
IX	Sankli Street	...	*Nil* ...	*Nil* ...	24	...	Completed in 1905-06.
X	Street Scheme on plot south of Crawford Market.	...	*Nil* ...	*Nil* ...	Included in Schedule C.		„ „ 1905-06.
XI	Street Scheme, Agripada ...	...	Tarring footpaths in front of completed buildings done. Service passage tarred.	Remaining footpaths and service passages to be tarred.	842	32	
XII	Street Scheme, Connaught Road.	...	*Nil* ...	*Nil* ...			
XIII	Souter Street Extension, eastward.	0·1	Road was completed and made ready for handing over to the Municipality.	*Nil* ...	67	6	
XIV	Police Accommodation, Scheme, Nagpada.	0·04	*Nil* ...	*Nil* ...	154	...	„ „ 1905-06.
XV	Police Hospital, 1st Nagpada.	...	*Nil* ...	*Nil* ...	...	...	Scheme dropped.
		44·2		Carried over ...	30,927	10,649	

Progress in Trust's Schemes—contd.

Scheme. No.	Scheme. Name.	Area included in scheme in lakhs of sq. yds.	Work done in 1912-13.	Work to be done after 1912-13.	Borrowed Capital in thousands of Rupees. Spent to end of 1912-13.	Borrowed Capital in thousands of Rupees. To be spent after 1912-13.	Remarks.
1	2	3	4	5	6	7	8
		44·2		Brought forward ...	30,927	10,649	
XVI	Police Accommodation, Wodehouse Road.	0·06	*Nil* ...	*Nil* ...	320	...	Completed in 1905-06.
XVII	Do. Duncan Road.	...	*Nil* ...	*Nil* ...	57	...	„ „ 1908-09.
XVIII	Do. Shephard Road.	0·01	*Nil* ...	*Nil* ...	35	...	„ „ 1905-06.
XIX	Police Accommodation, Agripada.	0·05	*Nil* ...	*Nil* ...	183	...	„ „ 1909-10. 1910-11.
XX	Street Scheme, Wellington Lines.	...	*Nil* ...	*Nil* ...	Included in Schedule C Estate.		„ „ 1902-03.
XXI	Do. Wodehouse Road.	...	*Nil* ...	*Nil* ...			„ „ 1905-06.
XXII	Do. Hornby Road	...	*Nil* ...	*Nil* ...			„ „ 1911-12.
XXIII	Police Accommodation, Connaught Road.	0·02	*Nil* ...	*Nil* ...	82	...	„ „ 1908-09.
XXIV	Do. Princess Street.	0·01	*Nil* ...	*Nil* ...	271	...	„ „ 1910-11.
XXV	Do. Gamdevi.	...	*Nil*	*Nil*	...	110	Scheme notified on 17th April 1913.
XXVI	Do. Foras Road.	...	*Nil* ...	*Nil* ...	...	...	Abandoned in 1903-04.
		44·3		Carried over ...	31,875	10,759	

Progress in Trust's Schemes—contd.

Scheme No.	Scheme Name.	Area included in scheme in lakhs of sq. yds.	Work done in 1912-13.	Work to be done after 1912-13.	Borrowed Capital in thousands of Rupees. Spent to end of 1912-13.	Borrowed Capital in thousands of Rupees. To be spent after 1912-13.	Remarks.
1	2	3	4	5	6	7	8
		44·3		Brought forward ...	31,875	10,759	
XXVII	Mathew, Road Street Scheme.	0·5	Footpaths in front of completed buildings done.	Remaining footpaths will be tarred, night soil depôt to be removed and the service passages to be tarred. 2,971 square yards remain to be acquired.	1,278	55	
XXVIII	Mahim-Dharavi	...	*Nil* ...	*Nil* ...	...	...	Abandoned.
XXIX	Nowroji Hill	1·7	Work of quarrying stone from the Hill in progress. Filling in low-lying area in Case No. 2. Completion of 60 feet up to Sandhurst Road. Work of pipe sewers and S. W. drain on available Cross Roads completed. Two buildings acquired and 26 buildings demolished. 119 square yards were acquired, and only temple was acquired and 36 buildings containing 534 tenements demolished.	About 106·5 lakhs cubic feet of stone to be quarried. Quarry No. 1 to be worked departmentally. Further portion of 60 feet road, south of Sandhurst Road, to be completed. Work of constructing R. I. F. concrete chawls with godowns to be taken in hand. 17,093 square yards remain to be acquired.	6,740	549	
XXX	Souter Street Extension, Westward.	0·4	Vent shaft for pipe sewer erected. S. W. drain for a length of 500 feet completed.	Construction of the road	...	...	
		46·9		Carried over ...	39,893	11,363	

Progress in Trust's Schemes—contd.

Scheme.		Area included in scheme in lakhs of sq. yds.	Work done in 1912-13.	Work to be done after 1912-13.	Borrowed Capital in thousands of Rupees.		Remarks.
No.	Name.				Spent to end of 1912-13.	To be spent after 1912-13.	
1	2	3	4	5	6	7	8
		46·9		Brought forward ...	39,893	11,363	
XXXI	Parel Street Scheme ...	9·9	A length of 2,800 running feet of pipe sewer completed. Widening of Dadar Road, from Elphinstone Road to Vincent Road completed. Tree-plantation continued, work of filling in low-lying lands and hollows started. Portion of 40 feet and road near Choregully. 9,624 square yards were acquired, and 3 houses containing 61 tenements were acquired and 43 buildings containing 58 tenements demolished.	Pipe sewer work, completion of the 40 feet road near Choregally and construction of other roads in the scheme and filling in low-lying lands and hollows. 52,657 square yards remain to be acquired.	4,235	1,820	Chawls completed in 1912-13.
	6 Blocks of reinforced concrete chawls at Supari-bag Road.	0·08	Tarring to compound of Supari-bag Road chawls completed. 4 rooms for sweepers completed.	*Nil* ...			
XXXII	East Agripada	2·70	Filling in of Schedule D lands almost completed.	The whole with the exception of the filling in of Schedule D lands 220,622 square yards remain to be acquired.	11	4,809	
XXXIII	Bhatwadi	0·1	Diversion of pipe sewer and water was done for making plots available and leasing. 14 buildings containing 79 tenements demolished.	20 feet Cross Road tarring of foot-paths and service pasage. 1,229 square yards remain to be acquired.	302	302	
		59·7		Carried over ...	44,441	18,294	

APPENDIX E—*contd.*

Progress in Trust's Schemes.

Scheme.		Area included in scheme in lakhs of sq. yds.	Work done in 1912-13.	Work to be done after 1912-13.	Borrowed Capital in thousands of Rupees.		Remarks.
No.	Name.				Spent to end of 1912-13.	To be spent after 1912-13.	
1	2	3	4	5	6	7	8
		59·7		Brought forward ...	44,441	18,294	
XXXIV	Police Accommodation, Chunam Kiln Road.	...	*Nil.*	The whole	...	353	The plans of the proposed buildings have been received from the Executive Engineer, Presidency, and on their approval by the Board, the Scheme will be notified.
XXXV	Police Accommodation, Falkland Road.	...	*Nil.*	The whole	...	...	First refusal of plot No. 65, Sandhurst Road, West, given to Government.
XXXVI	Street Scheme, Chunam Kiln Road.	0·1	The whole of the road finished with tarred surface. Footpath on eastern side completed as far as Grant Road for the west in front of the new building of Mr. Tribhuwandas Mangaldas.	Footpaths	250	5	
XXXVII	Sydenham Road St. Scheme.	0·9	18 cases acquired, including 7,447 square yards and 31 houses containing 397 tenements.	The whole. 74,453 square yards remain to be acquired.	877	16,003	
XXXVIII	Police Accommodation, Mandvi-Koliwada.	...	*Nil* ...	The whole	...	...	Government are contemplating a change of the site originally selected.
		60·7		Carried over ...	45,568	34,655	

Progress in Trust's Schemes—concld.

Scheme.		Area included in scheme in lakhs of sq. yds.	Work done in 1912-13.	Work to be done after 1912-13.	Borrowed Capital in thousands of Rupees.		Remarks.
No.	Name.				Spent to end of 1912-13.	To be spent after 1912-13.	
1	2	3	4	5	6	7	8
		60·7		Brought forward ...	45,568	34,655	
XXXIX	Police Accommodation Scheme, Parel Road.	...	*Nil.* ...	The whole	...	...	As Tribunal decided that the land proposed to be acquired for this Scheme "forms part of a house, manufactory or other building," Government resolved to withdraw from the acquisition of the property declared for acquisition, and negotiations are being carried out with Government for the leasing of Board's plots Nos. 34, 35, 81 and 82, Sandhurst Road East.
XL	Mazagon Police Accommodation Scheme.	...	*Nil.* ...	The whole	...	...	It is not possible to notify this scheme until Government formally transfer to the Board, at nominal value, their land, on which the buildings in connection with the scheme are proposed to be erected.
	Schedule C Land, Laying out Chowpati Estate.	...	Diversion of 2′×2′ S. W. drain completed.	Construction of 20 ft. road on the west of Dady Sett Street, so as to give an access to the proposed Municipal Metal Depôt and Market and then to run by the foot of the hill giving access to plots facing the hill.	Included in Schedule C. Estate.		
				Total ...	45,568	34,655	
		60·7			80,223		

BOMBAY, 1*st September* 1913.

J. P. ORR, *Chairman*,
City Bombay Improvement Trust.

APPENDIX F.

STATEMENT showing the area acquired up to the beginning of, in and up to the end of 1912-13, and the cost thereof with estimate of cost of acquisition yet to be effected in sanctioned schemes.

Note.—The schemes not included in column 1 either involve no acquisition or have not yet been sanctioned.

SCHEME.	Land acquired up to beginning of 1912-13.			Land acquired in 1912-13.			Total land acquired up to end of 1912-13.			Land yet to be acquired at end of 1912-13.					REMARKS.
												Estimated Cost.			
	No. of Cases.	Total area acquired.	Awards.	No. of Cases.	Total area acquired.	Awards.	No. of Cases.	Total area acquired.	Awards.	No. of Cases.	Area.	Awards.	General Charges @ 10 %	Total.	
	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62
		Sq. yds.	* Rs.		Sq. yds.	Rs.		Sq. yds.	Rs.		Sq. yds.	Rs.	Rs.	Rs.	
I	107	72,616	15,33,902	....	....	....	107	72,616	15,33,902	1	175	10,000	1,000	11,000	
II	390	118,206	67,04,821	1	215	22,788	391	118,421	67,27,609	1	20	25,000	2,500	27,500	
III	539	246,833	81,19,900	2	932	1,23,000	541	247,765	82,42,900	9	13,092	2,42,814	24,281	2,67,095	
IV	66	176,614	12,14,959	....	....	....	66	176,614	12,14,959	1	1,685	267	27	294	
V	473	1,207,640	17,19,521	41	69,452	1,95,647	514	1,277,092	19,15,168	118	144,903	* 4,32,962	43,296	4,76,258	*According to the revised Estimate.
VI	1,015	1,265,652	14,41,694	21	178,121	1,43,395	1,036	1,443,773	15,85,089	164	534,880	8,88,653	88,865	9,77,518	
VII	1	9,152	13,000	....	....	....	1	9,152	13,000	....	....	....	....	....	
VIII	207	29,325	19,80,089	....	....	....	207	29,325	19,80,089	1	3	2,000	200	2,200	
IX	1	340	17,000	....	....	....	1	340	17,000	....	....	....	....	....	
X	....	....	....	....	....	....	....	....	....	1	89	2,610	261	2,871	
XIII	2	7,484	20,786	....	....	....	2	7,484	20,786	....	....	....	....	....	
XVII	3	329	38,967	....	....	....	3	329	38,967	....	....	....	....	....	
XVIII	1	1,313	15,915	....	....	....	1	1,313	15,915	....	....	....	....	....	
XXVII	40	47,898	10,89,009	....	....	....	40	47,898	10,89,009	4	2,971	71,873	7,187	79,060	
XXIX	393	153,491	62,36,698	1	119	8,406	394	* 153,610	62,45,104	4	17,093	2,15,787	21,579	2,37,366	
XXX	6	16,909	69,542	....	....	....	6	16,909	69,542	....	....	....	....	....	
XXXI	65	419,281	36,11,018	6	9,624	1,53,054	71	428,905	37,64,072	32	52,657	* 5,17,928	51,793	5,69,721	*According to the revised Estimate.
XXXII	....	....	....	....	....	....	....	....	....	175	220,622	37,73,000	3,77,300	41,50,300	
XXXIII	35	7,227	2,77,855	....	....	....	35	7,227	2,77,855	1	1,229	1,000	100	1,100	
XXXVI	10	7,493	2,22,138	....	....	....	10	7,493	2,22,138	....	....	....	....	....	
XXXVII	....	....	....	20	7,447	8,13,397	20	7,447	8,13,397	380	74,453	1,43,14,783	14,31,478	1,57,46,261	
XXXIX	....	....	....	....	....	....	....	....	....	1	8,002	2,39,415	23,942	2,62,257	
Total ..	3,354	3,787,803	3,43,26,814	92	265,910	14,59,687	3,446	4,053,713	3,57,86,501	888	1,071,874	2,07,37,092	20,73,709	2,28,10,801	

BOMBAY, 1*st September* 1913.

J. P. ORR, *Chairman,*
City of Bombay Improvement Trust.

APPENDIX

(Area, Capital Value and Rental

ESTATE.	Disposed of to the end of 1911-12.				Disposed of in 1912-13.			
	No. of Plots.	Area.	Capital Value.	Rent.	No. of Plots.	Area.	Capital Value.	Rent.
Schedule C.		Sq. yds.	Rs.	Rs.		Sq. yds.	Rs.	Rs.
Kennedy Sea Face	1	4·0	0·2	0·01	...	...	...	
Hornby Road...	40	59·6	2,327·5	78·2	...	...	...	..
Marine Lines	21	40·9	888·0	35·4	...	...	...	...
Wellington Lines	16	32·0	856·0	24·6	...	...	...	...
Wodehouse Road	18	40·0	823·0	32·9	...	...	...	...
Chowpati East	4	3·9	91·9	4·1	...	...	...	...
Chowpati West (including Distillery Plot)	12	17·0	410·0	16·4	2	3·5	117·0	... 4·7
	112	197·4	5,396·6	191·61	2	3·5	117·0	4·7
Schedule D.								
Agripada (West)	60	95·1	697·4	28·0	3	3·4	34·9	1·4
Agripada (Central)	2	2·8	24·2	1·0	1	0·03	0·6	0·02
Souter Street (West)	1	0·2	3·6	0·1	...	...	...	...
Connaught Road	16	12·2	102·2	4·1	...	...	...	...
	79	110·3	827·4	33·2	4	3·43	35·5	1·42
Schedule E.								
Colaba Reclamation	31	48·0	2,203·0	99·1	...	...	...	...
Trust's own property.								
First Nagpada	60	45·6	885·0	35·4	1	0·7	11·6	0·46
Princess Street	72	44·3	6,107·5	244·3	14	6·0	1,473·0	58·92
Sandhurst Road	48	48·2	2,300·0	92·0	36	22·94	1,311·0	52·4
Gamdevi	30	29·9	735·0	29·4	12	10·5	222·5	8·9
Mandvi-Koliwada	22	12·6	1,252·5	50·1	2	1·11	120·5	4·8
Mathew Road	9	20·4	715·0	28·6	3	3·3	129·4	5·2
Parel Street	1	8·0	50·0	2·0	...	...	...	...
Bhatwadi	2	1·2	35·0	1·4	2	1·2	34·2	1·4
Chunam Kiln Road	...	...	...	...	1	0·3	15·3	0·6
Souter Street (East)	...	...	...	...	...	...	...	...
	244	210·2	12,080·0	483·2	71	46·05	3,317·5	132·68
Police Accommodation Schemes.								
XIV—Nagpada	1	4·0	72·4	3·2	...	...	...	...
XVI—Wodehouse Road ...	1	6·6	76·9	3·4	...	...	...	...
XVII—Duncan Road ...	1	0·3	38·4	1·7	...	...	...	...
XVIII—Shepherd Road ...	1	1·2	15·8	0·7	...	...	...	...
XIX—Agripada	2	4·8	47·5	2·1	...	...	...	...
XXIII—Connaught Road ...	2	1·7	13·6	0·6	...	...	...	...
XXIV—Princess Street ...	2	1·5	153·8	6·8	...	...	...	...
	10	20·1	418·4	18·5	...	...	...	...
Grand Total ...	476	586·0	20,925·4	825·61	77	52·98	3,470·0	138·8

BOMBAY, 1*st September* 1913.

G (1).

are shown in thousands.)

Disposed of to the end of 1912-13.				Balance available for leasing.				Remarks.
No. of Plots.	Area.	Capital Value.	Rent.	No. of Plots.	Area.	Capital Value.	Rent.	
	Sq. yds.	Rs.	Rs.		Sq. yds.	Rs.	Rs.	
1	4·0	0·2	0·01	...	...	...	...	
40	59·6	2,327·5	78·2	...	...	...	...	
21	40·9	888·0	35·4	...	...	...	...	
16	32·0	856·0	24·6	...	...	...	...	
18	40·0	823·0	32·9	...	...	...	...	
4	3·9	91·9	4·1	...	...	...	...	
14	20·5	527·5	21·1	25	43·0	640·0	28·8	
114	200·9	5,514·1	196·31	25	43·0	640·0	28·8	
63	98·5	732·3	29·4	60	99·2	702·2	31·6	
3	2·83	24·8	1·02	19	16·7	179·5	8·0	
1	0·2	3·6	0·1	...	...	...	...	
16	12·2	102·2	4·1	...	...	...	...	
83	113·73	862·9	34·62	79	115·9	881·7	39·6	
31	48·0	2,203·0	99·1	4	6·0	151·0	6·8	
61	46·3	896·5	35·86	...	...	...	...	
86	50·3	7,580·5	303·22	29	19·0	1,542·1	69·4	
84	71·14	3,610·0	144·4	87	69·76	2,713·1	122·1	
42	40·4	957·5	38·3	63	65·4	1,344·3	60·5	
24	13·71	1,372·5	54·9	12	7·2	626·6	28·2	
12	23·7	845·0	33·8	7	6·5	200·0	9·0	
1	8·0	50·0	2·0	...	...	...	...	
4	2·4	70·0	2·8	2	1·5	27·9	1·25	
1	0·3	15·3	0·6	...	...	...	...	
...	...	...	...	9	3·0	35·6	1·6	
315	256·25	15,397·3	615·88	209	172·36	6,489·6	292·05	
1	4·0	72·4	3·2	...	...	...	...	
1	6·6	76·9	3·4	...	...	...	...	
1	0·3	38·4	1·7	...	...	...	...	
1	1·2	15·8	0·7	...	...	...	...	
2	4·8	47·5	2·1	...	...	...	...	
2	1·7	13·6	0·6	...	...	...	...	
2	1·5	153·8	6·8	...	...	...	...	
10	20·1	418·4	18·5	...	...	...	...	
553	638·98	24,395·7	964·41	317	337·26	8,162·3	367·25	

J. P. ORR, *Chairman,*

City of Bombay Improvement Trust.

APPENDIX G (2).

Statement showing revenue derivable from plots disposed of in 1912-13.

(Vide para. 12 of Report.)

Serial No.	Date from which rent runs.	Estate.	Plot No.	Area.	Capital value per sq. yd.	Capital value of Plot.	Annual rent.	Remarks.
						Rs.	Rs.	
1	10th May 1912... ...	Agripada West.	42, 44 & 46	3,443	10·16	34,900	1,396	
2	20th July 1912 ...	Do. Central.	33	33	15	600	24	
3	18th January 1914 ...	Chaupati West.	36	99	15	1,700	68	
	14th March 1914 ...	Do. ...	6	3,415*	30	1,15,300	4,612	
			2	3,514	...	1,17,000	4,680	
4	20th August 1912 ...	First Nagpada.	54	690	15	11,600	464	
5	22nd October 1913 ...	Princess Street.	129	741	120	1,00,000	4,000	
	26th September 1913 ...	Do. ...	116 & 126	871	652	6,38,900	25,556	
	19th March 1914 ...	Do. ...	117	295	450	1,49,300	5,972	
	26th September 1913 ...	Do. ...	118	279	300	1,16,100	4,644	
	19th March 1914 ...	Do. ...	119	284	350	95,900	3,836	
	Do. ...	Do. ...	125	307	198	68,400	2,736	
	2nd November 1913 ...	Do. ...	85 & 86	609	70	48,000	1,920	
	8th Do. ...	Do. ...	50	487	90	49,300	1,972	
	Do. ...	Do. ...	51	383	90	38,800	1,552	
	5th December 1913 ...	Do. ...	59	682	79	60,600	2,424	
	27th February 1914 ...	Do. ...	101	806	110	99,700	3,988	
	10th January 1914 ...	Do. ...	87	204	35	8,000	320	
			14	5,948	...	14,73,000	58,920	
6	27th April 1913 ...	Sandhurst Road, West.	18	746	30	25,200	1,008	
	10th June 1913 ...	Do. ...	46	95	25	26,800	1,072	
	2nd May 1913	Do. ...	75	849	47	44,900	1,796	
	14th November 1913 ...	Do. ...	94	693	30	23,400	936	
	*	Do. ...	20-23 & 95	2,611	25, 35, 35, 40 & 32	87,300	3,492	* 12 months from the date of tenant's possession of the plots.
	8th August 1913 ...	Do. ...	58	1,167	32	42,000	1,680	
	23rd Do. ...	Do. ...	7	759	40	34,200	1,368	
	11th October	Do. ...	45	1,107	25	31,100	1,244	
	31st Do. ...	Do. ...	14	834	35	32,800	1,312	
	23rd January 1914 ...	Do. ...	61	1,365	35	53,700	2,148	
	Do. ...	Do. ...	12	784	30	26,500	1,060	
	22nd November 1913...	Do. ...	25	718	30	24,200	968	
	Do. ...	Do. ...	24	713	30	24,100	964	
	28th Do. ...	Do. ...	19	735	25	20,700	828	
	Total—Sandhurst Road ...		18	14,034	*	4,96,900	19,076	
		Carried over ...	21	13,628	.....	16,37,100	65,464	

APPENDIX G (2)—*contd.*

Statement showing revenue derivable from plots disposed of in 1912-13.

(*Vide para.* 12 *of Report.*)

Serial No.	Date from which rent runs.	Estate.	Plot No.	Area.	Capital value per sq. yd.	Capital value of Plot.	Annual rent.	Remarks.
	Brought forward...	.....	21	13,628	.....	Rs. 16,37,100	Rs. 65,484	
7	8th March 1914 ...	Sandhurst Road, West—(*contd.*)	18	14,034	.....	4,96,900	19,876	
			60	736	32	26,500	1,060	
	13th March 1914 ...	Do. ...	30	1,080	30	56,500	1,460	
	11th May 1913 ...	Sandhurst Road, East. ...	54	942	55	58,300	2,332	
	2nd May 1913 ...	Do. ...	17	565	142	1,03,000	4,120	
	6th November 1913 ...	Do. ...	23	184	90	18,600	744	
	9th August 1913 ...	Do. ...	57	436	45	22,100	884	
	14th September 1913...	Do. ...	48	635	50	35,700	1,428	
	10th February 1914 ...	Do. ...	58	709	50	39,900	1,596	
	10th October 1913 ...	Do. ...	84	284	200	63,900	2,556	
	Do. ...	Do. ...	24	437	180	88,500	3,540	
	Do ...	Do. ...	79	174	202	39,500	1,580	
	23rd January 1914 ...	Do. ...	18 & 19	963	170	1,84,200	7,368	
	8th March 1914 ...	Do. ...	1	113	100	12,700	508	
	17th January 1914 ...	Do. ...	86	96	50	5,400	216	
	* Do. ...	Do. ...	44 & 45	1,198	50 & 45	63,500	2,540	* 12 months from the date of tenant's possession of the plots.
	* Do. ...	Do. ...	87	352	40	15,800	632	
			36	22,938	.....	13,11,000	52,440	
8	†	Gamdevi ...	45-48	4,306	16 & 17·1	78,600	3,144	† 12 months from date of tenant's possession of plot.
	12th April 1913 ...	Do. ...	19-20	1,041	16·6	19,500	780	
	24th May 1913 ...	Do. ...	7	1,477	22·2	36,900	1,476	
	4th July 1913 ...	Do. ...	21	550	14·6	9,000	360	
	26th November 1913 ...	Do. ...	104	548	25·0	15,400	616	
	Do. ...	Do. ...	106	500	35·0	14,100	564	
	24th January 1914 ...	Do. ...	17	1,022	20·1	23,200	928	
	4th February 1914 ...	Do. ...	8	1,031	22·2	25,800	1,032	
			12	10,475	...	2,22,500	8,900	
9	24th January 1914 ..	Mandvi Koliwada.	6	673	120	90,900	3,636	
	12th December 1913 ..	Do. ...	26	438	60	29,600	1,184	
			2	1,111	.....	1,20,500	4,820	
10	2nd August 1913 ...	Mathew Road.	5	1,440	40	64,800	2,592	
	29th January 1914 ...	Do. ...	13 & 14	1,852	31	64,600	2,584	
			3	3,292	...	1,29,400	5,176	
11	24th April 1914 ...	Chunam Kiln Road.	1	323	42	15,300	612	
12	2nd April 1914 ...	Bhatwadi ...	2	659	25	18,500	740	
	Do. ...	Do. ...	4	557	25	15,700	628	
			2	1,216	...	34,200	1,368	
		Grand Total ...	77	52,983	...	34,70,000	1,38,800	

LIBRARY OF THE BOMBAY BRANCH OF THE ROYAL ASIATIC SOCIETY

J. P. ORR, *Chairman*

City of Bombay Improvement Trust.

BOMBAY, 1*st September* 1913.

APPENDIX H.

Statement of Police Accommodation Schemes.

Serial No.	Scheme. No.	Scheme. Name.	Date of Completion.	No. of Persons accommodated. Officers.	No. of Persons accommodated. Men.	Area of Site.	Cost of Site.	Cost of Building, &c.	Interest Charges, &c.	Total Capital Cost.	Rent payable by Government.	Remarks.
1	2	3	4	5	6	7	8	9	10	11	12	13
						Sq. yds.	Rs.	Rs.	Rs.	Rs.	Rs.	
1	XIV	Nagpada	1-10-05	3	60	3,955	71,877	82,596	17,368	1,71,841	8,094	
2	XVIII	Sheppard Road	*1-11-05	1	...	1,237	15,173	20,135	2,495	37,803	1,781	* (With stables for 19 horses).
3	XVI	Wodehouse Road	31-3-06	5	224	6,578	76,302	2,44,006	14,027	3,34,335	15,747	
4	XVII	Duncan Road	6-10-08	...	8	316	37,536	19,272	5,900	62,708	2,910	
5	XXIII	Connaught Road	11-1-09	2	28	1,689	13,409	68,211	8,921	90,541	4,219	
6	XIX	Agripada	†1- 6-09	5	60	4,851	44,876	1,37,800	19,332	2,02,008	9,414	† Different buildings were completed on different dates, but for purposes of lease this has been taken as the date from which it commences to run.
7	XXIV	Princess Street	31- 5-10	5	12	1,492	1,51,413	1,19,253	12,621	2,83,287	13,145	
			Total...	21	392	20,118	4,10,586	6,91,273	80,664	11,82,523	55,310	

J. P. ORR, *Chairman.*

City of Bombay Improvement Trust.

BOMBAY, 1*st September* 1913.

APPENDIX I.

Particulars of Trust's Chawls.

Serial No.	Name of Chawl.	Chawl No.	Sanctioned under Scheme No.	Date of Completion.	No. of Rooms.	No. of adults accommodated.	Area covered by building.	Area of open space	Total area of site.	Capital Cost to end of 1912-13. Land.	Capital Cost to end of 1912-13. Works.	Total Cost, exclusive of share of cost of Management and Establishment.	Capital Cost per adult accommodated.	Monthly Average Rent per room.	Maximum rent of chawl per annum.	Remarks.
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
							Sq. yds.	Sq. yds.	Sq. yds.	Rs.	Rs.	Rs.	Rs.	Rs.	Rs.	
1	Agripada A Chawls.	1-4	I	1901	300 *2	1,323 6	3,255	5,122	8,377	65,450	1,71,657	2,37,107	179	3·68	12,996	Living rooms .. .. 282 Shops 12
2	„ B „	5-16	I	1905	928 *4	2,752 12	6,487	5,508	11,995	84,325	5,00,195	5,84,520	212	3·56	39,720	Living rooms ... .. 912 Shops 16
3	Nagpada A „ ...	17-18	I	„	144 *2	576 6	1,107	1,151	2,258	15,806	76,023	91,829	159	4·00	6,912	
4	Chandanwadi „ ...	19-24	II	1907	678 *4	2,016 12	4,100	4,458	8,558	1,30,815	3,46,691	4,77,506	237	5·08	40,968	Living rooms .. .. 664 Shops 8
5	Imamwada A „ ...	25, 26, 27, 29, 30 & 41	III	1907-10-11	883 *3	2,628 9	5,582	7,853	13,435	1,81,741	4,37,116	6,18,857	235	4·00	42,048	
6	„ B „ ...	50	III	1912	30	120	367	582	949	12,838	18,017	30,855	257	4·00	1,440	
7	Princess Street „ ...	28	II	1908	64	192	441	688	1,129	14,677	39,272	53,949	281	5·00	3,840	
8	Nagpada B „ ...	39	III	1910	144 *1	576 3	960	1,083	2,043	10,215	92,392	1,02,607	178	4·00	6,912	
9	Agripada C „ ...	31, 32, 38 40, 45 & 46	III	1910-11	432 *2	1,944 6	3,307	3,137	6,444	50,325	2,65,216	3,15,541	162	3·67	19,008	Living rooms .. .. 414 Shops 18
10	Mandvi-Koliwada „ ...	33, 34, 35 36 & 37	VIII	1910	279	888	3,290	774	4,064	3,05,816	2,55,610	5,61,426	‡632	§11·48	38,292	Living rooms .. .. .. 232 Shops .. .. .. 10 Godowns 37
11	Suparibag „ ...	42, 43, 44, 47, 48 & 49	XXXI	1911	480 *4	1,920 12	3,232	4,687	7,919	44,165	3,13,432	3,57,597	186	3·25	18,720	
	Total ...	.....	.....	.....	4,362 *22	14,935 66	32,128	35,043	67,171	9,16,173	25,15,621	34,31,794	230	4·43	2,30,856	

‡ The reason of this high figure is that the land cost Rs. 75·25 per square yard and that the cost of the ground floor which does not house people is included in the cost.

§ Living rooms Rs. 5, average monthly rent.
Shops „ 27 „ „
Godowns „ 49 „ „

* Semi-permanent huts for Sweepers.

BOMBAY, 1st September 1913.

J. P. ORR, *Chairman,*
City of Bombay Improvement Trust.

APPENDIX J (1).

Roads handed over to the Municipality before 1913-14.

Serial No.	Date of giving Possession to Municipality.	Name of Road.	Length in feet.	Breadth in feet.	Area in square yards.	Cost of Acquisition.	Cost of Construction to end of March 1913.		Remarks.
							Outlay to end of March 1912.	Outlay during 1912-13.	
1	2	3	4	5	6	7	8	9	10
		Schedule "C" Lands.				Rs.	Rs.	Rs.	
1	12th Feb. 1906 ...	Marine Lines Estate...	1,612	mean 8½	1,542	15,420	673	...	In scheduled lands the cost of acquisition is *nil*, as the land vests in the Trust. The figures in col. 7 represent its scheduled value.
2	21st May 1902 ...	Road between Cooperage and Wellington Lines.	1,389	mean 40			23,136	...	
3	21st Sept. 1908 ...	Widening of Mayo Road.	500	50 varying from 0' to 100'	8,937	89,370	10,249	...	
	8th Nov. 1905 ...	Wodehouse Road Estate—							
4		Ormiston Road...	670	50	5,323	53,230	14,125	...	
5		Convent Street...	361	40			6,075	...	
	8th April 1907 ...	Hornby Road Estate—							
6		Ravelin Street...	500	60	8,033	1,60,660	19,300	...	
7		and Portion of Murzban Road.	705	60			27,212	...	
8	28th March 1912...	Bastion Road ...	1,247	40	5,409	1,08,180	33,689	...	
9	28th „ „ ...	Wallace Street...	520	50	2,889	57,780	16,990	...	
10	28th „ „ ...	Home Street ...	535	50	2,972	59,440	17,409	...	
11	19th Feb. 1906 ...	Road South of Crawford Market.	285	40	1,267	25,340	5,243	...	
		Chaupati Estate—							
12		Dadyseth Road..	889	40	3,949	39,490	21,433	...	*The Municipality took over charge of these roads from the P.W.D., but the Trust paid for them under Section 69 (1) & (2).
13		Babulnath Rd....	964	60	6,427	64,270	34,867	...	
14	*	Babulnath 3rd Cross Road.	677	40	3,009	30,090	16,331	...	
15		Babulnath 2nd Cross Road.	304	40	1,349	13,490	7,330	...	
16		Babulnath 1st Cross Road.	556	40	2,469	24,690	13,403	...	
		Total ...	11,714		53,575	7,41,450	2,67,471	...	
		Schedule "D" Lands.							
	1st Aug. 1906 ...	Connaught Road Estate—							
17		Ulster Road ...	480	40	2,133	11,348	20,280	...	
18		Road No. 2 ...	255	20	567	3,016	5,388	...	
		Agripada Estate, Scheme XI—							
19	10th May 1910 ...	Cirus Avenue ...	535	26⅔	1,584	4,752	8,504	...	
20	Do.	Motlibai Road...	1,006	26⅔	2,979	8,937	15,442	...	
21	Do.	Gell Street ...	1,142	26⅔	3,381	10,143	15,522	...	
22	Do.	Motlibai Street...	1,022	26⅔	3,026	9,078	15,684	...	
23	Do.	Rebsch Street ...	1,021	26⅔	3,023	9,069	17,684	...	
		Carried forward Total.	5,461		16,693	56,343	98,504		
		Carried forward...	11,714		53,575	7,41,450	2,67,471	...	

APPENDIX J (1)—*contd.*

Serial No.	Date of giving Possession to Municipality.	Name of Road.	Length in feet.	Breadth in feet.	Area in square yards.	Cost of Acquisition	Cost of Construction to end of March 1913. Outlay to end of March 1912.	Cost of Construction to end of March 1913. Outlay during 1912-13.	Remarks.
1	2	3	4	5	6	7	8	9	10
						Rs.	Rs.	Rs.	
		Brought forward ...	11,714	...	53,575	741,450	2,67,471	...	
		Schedule "D" Lands—*contd.*							
		Brought forward ...	5,461		16,693	56,343	98,504	...	
		Agripada Estate, Scheme XI—*contd.*							
24	10th May 1910 ...	Agripada Chawl St.	854	26⅔	2,529	7,587	13,105	...	
25	Do.	Rebsch Street ...	248	20	551	1,653	3,910	...	
26	Do.	Do. do. ...	488	20	1,083	3,249	7,794	...	
27	Do.	Club Back Road ...	415	26⅔	1,229	3,687	17,378	...	
			675	20	1,499	4,497			
28	Do.	Reynolds Road ...	1,013	26⅔	2,999	8,997	16,248	...	
29	Do.	Club Cross Road ...	200	20	445	1,335	4,012	...	
30	Do.	Motlibai Street ...	428	20	950	2,850	6,837	...	
31	Do.	Souter Street ...	1,727	40	7,673	23,019	40,571	...	
32	Do.	Gilder Street (Schedule D land).	180	40	800	3,200			
33	Do.	Do. D land to Jetha Street.	1,863	40	8,280	33,120			
34	Do.	Do. from Jetha Street to Club Road.	310	40	1,378	5,002	47,123	...	
35	Do.	Additional portion at Junction of Gilder Street, Souter Street and Club Road.	142	50	789	2,367			
36	19th April 1911 ...	Moreland Road ...	2,036	29·38	6,646	19,938	...	...	These roads were handed over to the Trust by the Municipality and were re-transferred to Municipality on 19th April 1911.
37	Do.	Club Road	1,247	20·22	2,801	8,403	...	...	
38	Do.	Jetha Street... ...	69	40·00	307	921	...	...	
		Total ...	17,356		56,652	1,86,168	2,55,482	...	
		Schedule "E" Lands.							
	28th Nov. 1908 ...	Roads on Colaba Reclamation—							
39-43		Five 40' Roads...	2,042	27	23,430				
44		Cuffe Parade ...	2,234	70					
	15th Dec. 1910 ...	Kittredge Road Footpaths.	(348)	6⅔	506				
	Do.	Do. ...	(335⅔)	6⅔					
	Do.	Fazal Road Footpaths.	(365⅔)	6⅔	548				
	Do.	Do. ...	(374)	6⅔					
	Do.	Khatau Road Footpaths.	(313¾)	6⅔	479		1,25,311	...	* No charge is made for roads under heading "Cost of acquisition" as the site was reclaimed (mainly) from the sea, and Government made no charge for it.
	Do.	Do. ...	(332¾)	6⅔					
	Do.	Panday Road Footpaths.	(286)	6⅔	475				
	Do.	Do. ...	(302½)	6⅔					
	Do.	Do. Corner.	(42¾)	mean 8½					
		Carried forward Total	4,276		25,438		1,25,311		
		Carried forward...	29,070		110,227	9,27,618	5,22,953	...	

APPENDIX J (1)—*contd.*

Serial No.	Date of giving Possession to Municipality.	Name of Road.	Length in feet.	Breadth in feet.	Area in square yards.	Cost of Acquisition.	Cost of Construction to end of March 1913. Outlay to end of March 1912.	Cost of Construction to end of March 1913. Outlay during 1912-13.	Remarks.
1	2	3	4	5	6	7	8	9	10
		Brought forward ...	29,070	...	110,227	Rs. 9,27,618	Rs. 5,22,953	Rs. ...	
		Schedule "E" Lands—*contd.*							
		Brought forward ...	4,276	...	25,438	.....	1,25,311	...	* No charge is made for roads under heading "Cost of acquisition" as the site was reclaimed (mainly) from the sea, and Government made no charge for it.
	15th Dec. 1910 ...	Centre Road Footpaths.	(641)	6⅔	950	*			
	Do.	Do. ...	(641)	6⅔					
	Do.	Junction of Cuffe Parade and Wodehouse Road Footpaths.	(19)	mean 8½	18				
		Total ...	4,276		26,406	.....	1,25,311	...	
		Scheme I.							
45	22nd Jan. 1903 ...	New Nagpada Main Road.	1,251	50			39,540	...	
46	Do.	1st Peerkhan Lane...	282	40			7,131	...	
47	Do.	2nd „ „ ...	747	40	14,648	3,15,440	18,888	...	
48	16th Jan. 1904 ...	3rd „ „ ...	471	40			11,909	...	
49	Do.	4th „ „ ...	232	40			5,866	...	
		Total ...	2,983		14,648	3,15,440	83,334	...	
		Scheme II.							
50	1st May 1910 ...	Princess Street from Queen's Road to Kalbadevi Road.	1,475	80	13,111		58,264		
51	Do.	Princess Street from Kalbadevi Road to Plot No. 48.	204	128	2,902		13,171		
52	Do.	Chandanwadi Lane...	208	40	924				
53	1st Aug. 1910 ...	Princess Street from Plot No. 48 to Shekh Memon St.	1,120	60	7,466	20,55,974	33,051	...	
54	Do.	Shekh Memon Street opposite Juma Masjid.	48	19	102				
55	1st August 1910...	New Hanuman Lane.	120	24	978·5		3,193		
			130	40					
			44	33/2					
56	Do.	Old Hanuman Lane...	46	40	264·5		2,319		
			27	40/2					
		Carried forward Total	3,422		25,748	20,55,974	1,09,998	...	
		Carried forward...	36,329		151,281	12,43,058	7,31,598	...	

APPENDIX J (1)—*contd.*

Serial No.	Date of giving Possession to Municipality.	Name of Road.	Length in feet.	Breadth in feet.	Area in square yards.	Cost of Acquisition	Cost of Construction to end of March 1913.		Remarks.
							Outlay to end of March 1912.	Outlay during 1912-13.	
1	2	3	4	5	6	7	8	9	10
						Rs.	Rs.	Rs.	
		Brought forward ...	36,329		151,281	12,43,058	7,31,598	...	
		Scheme II—*contd.*							
		Brought forward ...	3,422		25,748		1,09,998	...	
57	31st March 1911...	Road No. 2 (Colbhat Lane).	350	40	1,555·55				
58	Do.	Road No. 3 (Lohar Street).	1,246	50	6,922·00				
59	Do.	Picket Cross Road ...	243	40	1,080	20,55,974	75,727	...	
60	Do.	Patakwadi ,, ...	577	40	2,564·44				
61	Do.	Mangaldas ,, ...	641	40	2,849				
62	Do.	Vithaldas ,, ...	339	40	1,506·67				
	16th Dec. 1912 ...	Portion of Chandanwadi Lane Service Passages.	...	...	645		5,439	2,048	
		Total ...	6,818		42,870·66	20,55,974	1,91,164	2,048	
		Scheme III.							
63	19th Nov. 1908 ...	Sandhurst Road between Breach Candy and Falkland Roads.	3,436	53	20,366		65,062	...	
	11th Mar. 1909 ...								
	19th Nov. 1908 ...	Sandhurst Road Estate (set-backs) between Breach Candy Road and Khetwadi Main Rd.	.....	...	1,491		4,788	...	
	Handed over by B. B. & C. I. Ry. Co.	Sandhurst Road between Chaupati and Sandhurst Bridge.	732	80	6,507		20,900	...	
		Approach to Hughes Road.	90	60	600		1,927	...	
64	31st March 1910...	Sandhurst Road ...	370	63⅓	2,604		11,887	...	
65	Do.	KumbharwadaSection from kerb to kerb	206	53⅓	1,221		5,582	...	
66	10th May 1910 ...	Sandhurst Road between Parel Road and Dongri Street from kerb to kerb.	1,640	53⅓	9,718	24,61,505	45,540	...	
67	Do.	40' Road	78	40	346		2,535	...	
68	Do.	,, ,, without footpaths.	85	26⅔	252		1,345	...	
	Do.	Set-backs—Khetwadi Section.	.....	...	2,153		10,003	...	
	17th January 1911.	Set-backs—1st Khetwadi Lane.	.....	...	140				
69	31st March 1911...	Sandhurst Road between Parel Road and Duncan Rd. from kerb to kerb.	957	53⅓	5,671		33,213	...	
			125	73⅓	1,019		5,584		
	Do. ...	Set-back-Null Bazaar Section.	.....	...	397		2,475	...	
		Total ...	7,719		52,485	24,61,505	2,10,841	...	
		Carried forward...	50,866		246,636·66	57,60,537	11,33,603	2,048	

APPENDIX J (1)—*concld.*

Serial No.	Date of giving Possession to Municipality.	Name of Road.	Length in feet.	Breadth in feet.	Area in square yards.	Cost of Acquisition.	Cost of Construction to end of March 1913. Outlay at end of March 1912.	Cost of Construction to end of March 1913. Outlay during 1912-13.	Remarks.
1	2	3	4	5	6	7	8	9	10
						Rs.	Rs.	Rs.	
		Brought forward ...	50,866	...	2,46,636·66	57,60,537	11,33,603	2,048	
		Scheme IV.							
		Gamdevi Estate—							
70	16th Nov. 1908 ...	Hughes Road ...	4,089	40	18,173	2,21,923	92,055	.....	
71	Do.	New Gamdevi Rd.	1,455	33	5,387		27,378		
72	13th Mar. 1909 ...	New Babulnath Rd.	580	40	2,577		13,003		
73	1st March 1912 ..	Owen Dunn Road.	300	26′-8″	889	5,728	7,176		
			186	20	413				
74	1st Nov. 1911 ...	Alexandra Road...	930	20	2,066	9,090	15,293		
75	Do. ...	Vatche Ghandy Rd.	818	20	1,818	7,114	11,296		
	Do. ...	Set-back on Old Gamdevi Road.	.....	...	43	376	.....		
		Total ...	8,358		31,366	2,44,231	1,66,201	...	
		Scheme VIII.							
76	31st March 1911...	Jamli Street.	433	26⅔	1,283	2,93,682	7,838	.....	
77	Do. ...	Portion of Kaji Syed Street.	427	33¼	1,581		4,277		
78	Do. ...	Portion of Bhandari Street.	215	40	956		7,000		
79	Do. ...	Janjikar Street.	320	26⅔	948		990		
80	8th July 1912 ...	Portion of Kazi Syed Street.	142	33′-4″	526	23,428	8,862		
81	Do. ...	Dongri Street.	571	40	2,538	61,191	26,170		
82	Do. ...	Portion of Bhandari Street.	162	40	720	17,359	520		
			135	26′-8″	400	9,600	1,494		
83	Do. ...	Junction of Bhandari Street & Essaji St.	.....	...	196	6,500	.....		
		Total ...	2,405		9,148	4,11,760	57,151	...	
		Scheme IX.							
84	12th Feb. 1906 ...	Sankli Street Extension.	486	40	2,162	14,076	9,199	...	Schedule "D" Lands .. 419×40 = 1,862; Trust Lands 67×40 = 300; 486 / 2,162
		Scheme XXVII.							
85	19th Nov. 1908 ...	New 60′ Cross Road between Breach Candy Road and Girgaum Back Rd.	672	40	2,984	2,17,745	10,103	.....	
86	1st March 1910 ...	Depôt Lane	211	64	1,500		5,079		
87	10th May 1910 ...	Mathew Road (New Queen's Road).	1,055	60	7,033		36,425		
					200				
					44				
88	28th June 1910 ...	Widening of 60 feet Cross Road from Sandhurst Road.	450	20	1,000		7,350		
		Total ...	2,388		12,761	2,17,745	58,957	...	
		Grand Total...	64,503		3,02,073·66	66,48,349	14,25,111	2,048	

J. P. ORR, *Chairman.*
City of Bombay Improvement Trust.

Bombay, 1*st September* 1913.

APPENDIX J (2).

ROADS constructed before 1913-14 but not handed over to the Municipality.

Serial No.	Name of Road.	Length in feet.	Breadth in feet.	Area in square yards.	Cost of Acquisition.	Cost of construction to the end of March 1912.	Outlay during 1912-13.	REMARKS.
	Schedule C.							
	Marine Lines Estate—				Rs.	Rs.	Rs.	
1-2	2 Roads	360	40	1,600	16,000	698	...	Complete.
	Wodehouse Road Estate—							
3	Accommodation Road ...	443	23	1,132	11,320	4,295	...	
	Total ...	803		2,732	27,320	4,993	...	
	Schedule D.							
	Agripada Estate Scheme XI—							
	Moreland Road Footpaths.	(2,036)	8'-4"	1,885	5,655	336	...	
	Club Road do. ...	(1,247)	10'-0"	1,381	4,143	2,106	...	
	Footpath Cirus Avenue	(535)	13'-4"	792	2,376	4,101	96	
	do. Wylie Road ...	(1,006)	do.	1,490	4,470	7,721	96	
	do. Gell Street ...	(1,142)	do.	1,691	5,073	7,761	96	
	do. Motlibai Street	(1,022)	do.	1,513	4,539	7,842	129	
	do. Rebsch Street.	(1,021)	do.	1,511	4,533	8,842	129	
	do. Agripada Chawl Street.	(854)	do.	1,487	4,461	6,552	96	
	do. Rebsch Street.	(243)	20'	551	1,653	2,101	96	
	do. Do.	(488)	do.	1,083	3,249	4,635	96	
	do. Club Back Rd.	(415)	13'-4"	615	1,845	9,742	129	Incomplete.
		(674)	20'-0"	1,499	4,497			
	do. Reynolds Road	(1,013)	13'-4"	1,500	4,500	7,899	96	
	do. Club Cross Rd.	(200)	30'	667	2,001	1,964	96	
	do. Motlibai Street.	(428)	20'	951	2,853	3,283	96	
	Souter Street	(1,727)	20'	3,837	11,511	21,890	...	
	Gilder Street, Schedule D lands (Footpaths) ...	(180)	20'	400	1,600	...	...	
	Gilder Street to Jetha Street (Footpath)	(1,863)	20'	4,140	16,560	...	...	
	Additional portion of Gilder Street from Jetha Street to Club Road	(310)	20'	689	2,501	25,288		
	Total ...	...		27,682	88,020	1,22,063	1,251	
	Scheme III.							
	Setbacks—Kumbharwada Dongri Sections.	310	...	2,465	.....	11,476	220	Complete.
4	Road between Dr. Setna's property and Charni Road.	340	20	755		.....	5,201	Complete.
	Footpaths between Breach Candy and Falkland Roads.	(6,872)	13'-4"	10,178		49,555	2,166	Incomplete.
	Footpaths in Kumbharwada Section.	(740)	13'-4"	1,096		5,217	684	
		(412)	13'-4"	610		2,724	...	
	Carried forward Total ...	650		15,104	.....	68,972	8,271	
	Carried forward ...	803	...	30,414	1,15,340	1,27,056	1,251	

APPENDIX J (2)—*contd.*

Roads constructed before 1913-14 but not handed over to the Municipality—*contd.*

Serial No.	Name of Road.	Length in feet.	Breadth in feet.	Area in square yards.	Cost of Acquisition.	As per Administration Report cost of construction to the end of March 1912.	Outlay during 1912-13.	Remarks.
	Brought forward ...	803	...	30,414	Rs. 1,15,340	Rs. 1,27,056	Rs. 1,251	
	Scheme III—*contd.*							
	Brought forward ...	650	...	15,104		68,972	8,271	
	Footpaths of Parel Road and Dongri Section.	(3,280)	13'-4"	4,858		22,436	417	Incomplete.
	,, Dharamsala 40' Road.	(170)	6'-8"	126		553	...	
	,, Parel Road and Duncan Road.	(1,914)	13'-4"	2,836	9,02,407	15,428	763	
	,, ,, ,,	(250)	13'-4"	370		2,067	...	
	Setbacks—Null Bazar Section	...	...	73		349	...	
5	Portion of Road between Nowroji Hill Road and Chinch Bunder Road.	120	80	1,066		.....	3,080	Complete.
	Total ...	770		24,433	9,02,407	1,09,805	12,531	
	Scheme IV.							
	Gamdevi Estate—							
	Hughes Road footpaths ...	(3,670)	20	8,156		49,360	278	
	New Gamdevi Road footpaths	(936)	16	1,763		11,255	...	
	Babulnath Road footpaths.	(680)	20	1,511		8,328	165	
	Owen Dunn Road footpaths.	(300)	13'-4"	444		6,983	...	Incomplete.
	Do. do. ...	(186)	20	413			...	
	Alexandra Road footpaths...	(930)	20	2,066	1,75,192	15,514	...	
	Laburnam Road footpaths...	¶ (864)	20	1,920		27,162	1,650	
6	Laburnam Road	* 864	20	1,920				
7	Do. do.	¶ 236	40	1,049		.....	...	
8	Do. do.	¶ 853	20	1,896		9,582	...	*Complete.
	Watchagandy Road footpaths.	¶ (818)	20	1,818		11,643	...	¶Incomplete.
	Total ...	1,953	...	22,956	1,75,952	1,39,827	2,093	
	Scheme V.							
9	Dadar-Matunga	1,350	18	2,700	5,400	.....	9,162	Incomplete.
	Scheme VIII.							
10	*Mandvi-Koliwada Estate*—							
	Isaji Street (in continuation of Road No. 1).	96	36	384	14,167	1,616	...	
	Jambli St. Footpath. ...	(433)	8⅔	416·96	25,916	96	...	
	Kazi Syed St. ,, ...	(569)	16⅔	1,018	20,360	1,100	992	
	Dongri St. ,, ...	(571)	20	1,269	50,700	...	...	Incomplete.
	Bhandari St. ,, ...	(377)	20	838	16,720	917	1,984	
	,, ,, ,, ...	(135)	13⅓	674	13,480	...	992	
	Janjikar St. ,, ...	(320)	13⅓					
	Total ...	96	.....	4,599·96	1,41,343	3,729	3,968	
	Carried Forward ...	4,972	.....	85,102·96	13,40,442	3,80,417	29,005	

APPENDIX J (2)—*concld.*

Roads constructed before 1913-14 but not handed over to the Municipality—*concluded.*

Serial No.	Name of Road.	Length in feet.	Breadth in feet.	Area in square yards.	Cost of Acquisition.	As per Administration Report cost of construction to the end of March 1912.	Outlay during 1913-13.	Remarks.
	Brought forward ...	4,972	.....	85,102·96	Rs. 13,40,442	Rs. 3.80,417	Rs. 29,005	
	Scheme XIII.							
11	Souter Street Extension Eastward.	327	40	1,453	4,316	54,105	1,524	Complete.
	,, Footpaths...	(327)	20	727	2,181			Incomplete.
	Total...	327	...	2,180	6,497	54,105	1,524	
	Scheme XXVII.							
	Footpaths of Lamington Road.	(1,344)	10	1,493	29,640	5,053	...	Incomplete.
	Mathew Road footpaths ...	(2,110)	10	2,344	55,660	1,305	334	
	Total ...	...	...	3,837	85,300	6,358	334	
	Scheme XXIX.							
12	Portion of 60′ Nowroji Hill Road as far as Sandhurst Road	1,380	60	9,200	2,39,200	.....	33,064	Incomplete.
	Total...	1,380	...	9,200	2,39,200	.....	33,064	
	Scheme XXXI.							
13	Parel Estate	1,200	150′	22,129	55,300	13,986	47,556	Incomplete.
14		479	40′					
	Total...	1,679	...	22,129	55,300	13,986	47,556	
	Scheme XXXIII.							
15	Bhatwadi Road	500*	26′-8″	1,481	14,800	6,600	4,072	*Complete.
	,, Footpaths ...	(500)†	13′-4″	741				
16	,, Road	80†	20	177	98,558	358	...	†Incomplete.
17	,, Do.	30†	30	100				
	Total ...	610	...	2,499	1,13,358	6,958	4,072	
	Scheme XXXVI.							
	Widening of Lamington Road.	1,200	60	8,000	2,14,704	28,303	9,304	Footpaths incomplete.
		(1,200)	20	2,666	53,320			
	Total ...	1,200	.....	10,666	2,68,024	28,303	9,304	
	Grand Total ...	10,168	.....	1,35,613·96	21,08,121	4,90,127	1,24,859	

Footpaths are shown in brackets.

Bombay, 1*st September* 1912.

J. P. ORR, *Chairman,*
City of Bombay Improvement Trust.

Analysis of Appendices J (1) and J (2).

Completed Roads.	Roads handed over to the Municipality.		Not handed over to the Municipality.		Total.		Cost to end of 1912-13.		
	Length.	Area.	Length.	Area.	Length.	Area.	Acquisition.	Construction.	Total.
	Ft.	Sq. yds.	Ft.	Sq. yds.	Ft.	Sq. yds.	Rs.	Rs.	Rs.
Schedule "C"	11,714	53,575	803	2,732	12,517	56,307	7,68,770	2,72,464	10,41,234
" "D"	17,356	56,652	...	...	17,775	58,514	1,98,291	2,63,405	4,61,696
	*419	1,862							
" "E"	4,276	26,406	...	...	4,276	26,406	...	1,25,311	1,25,311
	†(4,002)								
Schemes	30,738	163,578·66	3,661	17,213	34,399	180,761·66	60,78,673	8,98,437	69,77,110
Total Completed Roads ...	64,503 (12·2 miles.)	302,073·66	4,464 (0·8mile)	19,945	68,967 (13 miles).	322,018·66	70,45,724	15,59,617	86,05,351
Roads commenced but not completed before 1913-14.									
Schedule "D"	...	...	†(16,404)	27,682	(16,404)*	27,682	88,020	1,23,314	2,11,334
Scheme III	...	...	†(13,638)	20,074	(13,638)	20,074	7,75,762	1,02,010	8,77,772
" IV	...	...	1,089	21,036	1,089	21,036	1,66,352	1,27,514	2,93,866
			†(8,384)		(8,384)				
" V	...	...	1,350	2,700	1,350	2,700	5,400	9,162	14,562
			96		96				
" VIII	...	...	†(2,405)	4,599·96	(2,405)	4,599·96	1,41,343	7,697	1,49,040
" XIII	...	...	† (327)	727	(327)	727	2,181	1,143	3,324
" XXVII	...	...	†(3,454)	3,837	(3,454)	3,837	85,300	6,692	91,992
" XXIX	...	...	1,380	9,200	1,380	9,200	2,39,200	33,064	2,72,264
" XXXI	...	...	1,679	22,129	1,679	22,129	55,300	61,542	1,16,842
" XXXIII	...	...	110	1,018	110	1,018	98,558	3,412	1,01,970
			† (500)		(500)				
" XXXVI	...	...	†(1,200)	2,666	(1,200)	2,666	53,320	6,978	60,298
Total Incomplete Roads ...	...	...	5,704 (1·1miles)	1,15,668·96	5,704 (1·1 miles.)	1,15,668·96	17,10,736	4,82,528	21,93,264
GRAND TOTAL ...	64,503 (12·2 miles.)	302,073·66	10,168 (1·9miles)	135,613·96	74,671 (14·1 miles.)	4,37,687·62	87,56,470	20,42,145	1,07,98,615

*Scheme.
† Footpaths not counted.

BOMBAY, 1st *September* 1913.

J. P. ORR, *Chairman*,
City of Bombay Improvement Trust.

APPENDIX K.

(Referred to in para. 3 of Report.)

Details of Acquisition Work Scheme by Scheme.

Scheme No.	Name of Scheme.	Total amount of awards.			Corresponding amounts of Land Manager's Estimate.			Total area acquired.		
		Up to 31st March 1912.	During 1912-13.	Up to 31st March 1913.	Up to 31st March 1912.	During 1912-13.	Up to 31st March 1913.	Up to 31st March 1912.	During 1912-13.	Up to 31st March 1913.
		Rs.	Rs.	Rs.	Rs.	Rs.	Rs.	Sq. yds.	Sq. yds.	Sq. yds.
I	First Nagpada Improvement Scheme ...	15,33,902	*Nil*	15,33,902	12,56,260	*Nil*	12,56,260	72,616	*Nil*	72,616
II	Princess Street Scheme...	67,04,821	22,788	67,27,609	59,58,270	22,788	59,81,058	1,18,206	215	1,18,421
III	Sandhurst Road Scheme	81,19,900	1,23,000	82,42,900	72,86,889	1,24,150	74,11,039	2,46,833	932	2,47,765
IV	Gamdevi Scheme	12,14,959	*Nil*	12,14,959	10,22,087	*Nil*	10,22,087	1,76,614	*Nil*	1,76,614
V	Dadar-Matunga Street Scheme	17,19,521	1,95,647	19,15,168	15,45,511	1,84,335	17,29,846	12,07,640	69,452	12,77,092
VI	Sion-Matunga Street Scheme	14,41,694	1,43,395	15,85,089	12,83,622	1,39,623	14,23,245	12,65,652	1,78,121	14,43,773
VII	Colaba Reclamation Scheme	13,000	*Nil*	13,000	13,000	*Nil*	13,000	9,152	*Nil*	9,152
VIII	Mandvi-Koliwada Improvement Scheme..	19,80,089	*Nil*	19,80,089	17,76,223	*Nil*	17,76,223	29,325	*Nil*	29,325
IX	Sankli Street Extension Scheme ...	17,000	*Nil*	17,000	17,166	*Nil*	17,166	340	*Nil*	340
XIII	Souter Street Extension Scheme ...	20,786	*Nil*	20,786	11,877	*Nil*	11,877	7,484	*Nil*	7,484
XVII	Duncan Road P. A. Scheme... ...	38,967	*Nil*	38,967	37,917	*Nil*	37,917	329	*Nil*	329
XVIII	Shephard Road P. A. Scheme ...	15,915	*Nil*	15,915	15,915	*Nil*	15,915	1,313	*Nil*	1,313
XXVII	Mathew Road Street Scheme	10,89,009	*Nil*	10,89,009	7,96,256	*Nil*	7,96,256	47,898	*Nil*	47,898
XXIX	Nowroji Hill Improvement Scheme ...	62,36,698	8,406	62,45,104	60,66,802	5,000	60,71,802	1,53,491	119	1,53,610
XXX	Souter Street Extension Westward ...	69,542	*Nil*	69,542	61,065	*Nil*	61,065	16,909	*Nil*	16,909
XXXI	Parel Street Scheme	36,11,018	1,53,054	37,64,072	34,54,361	84,342	35,39,203	4,19,281	9,624	4,28,905
XXXIII	Bhatwadi Improvement Scheme... ...	2,77,855	*Nil*	2,77,855	2,60,230	*Nil*	2,60,230	7,227	*Nil*	7,227
XXXVI	Chunam Kiln Road Street Scheme ...	2,22,138	*Nil*	2,22,138	2,06,748	*Nil*	2,06,748	7,493	*Nil*	7,493
XXXVII	Sydenham Road Street Scheme ...	*Nil*	8,13,397	8,13,397	*Nil*	8,13,400	8,13,400	*Nil*	7,447	7,447
		3,43,26,814	14,59,687	3,57,86,501	3,10,70,199	13,74,138	3,24,44,337	37,87,803	2,65,910	40,53,713

BOMBAY, 1st *September* 1913.

J. P. ORR, *Chairman,*
City of Bombay Improvement Trust.

APPENDIX L.

(Referred to in paras. 3 and 4 of Report.)

Principal Acquisition Cases taken up in 1912-13.

I.—Principal Cases settled out of Court.

1. Mr. R. D. Sethna (Receiver):—Scheme III in Cases Nos. 437A & 437 B.

These two cases comprise the property known as the Dongri Market.

2. Originally the open space, South of the Market, admeasuring 116 square yards of land, had been notified for acquisition by a declaration in 1902, and formed the subject of Case 437A; but owing to a very heavy claim of Rs. 74,766 for damages for severance from the owners thereof, the remainder of the market area, 816 square yards, was also included in the Scheme by a declaration in August 1908 and formed the subject of Case 437 B.

3. Of these two cases, case 437 A had to be valued as in 1902, and Case 437 B as in 1908, and since between these two years the values of land had greatly risen, and the two parts could not be separated, difficulty arose as to how they should be valued. On the advice of the Hon'ble the Advocate General, the valuation was made as follows : the whole market was valued as in 1902, and value in proportion to its area was then assigned to Case 437A. Similarly the whole Market was again valued as in 1908 and the value of Case 437 B in proportion to its area was similarly obtained.

4. The compensation in these cases was amicably settled at Rs. 1,23,000, though the owner's Engineer had valued them at Rs. 2,11,170. The owners had originally claimed Rs. 8,51,159.

2. Mathuradas Gooculdas—Cases Nos. 383, 383A, Scheme V.

These two cases are situated on the East of Vincent Road from which they are approached by a public passage. Case 383, measures 5,254 square yards on which there stand an upper storied bungalow and a corrugated iron shed used as Soap Factory. The bungalow was incomplete at the date of the notification of the Scheme. The owner on receipt of notice in 1899 applied to the Trust for permission to complete the bungalow which was granted under Secretary's No. 407 of 20th February 1900. The Trust Solicitors and Counsel were consulted, the Advocate General advised that the Board would have to pay the cost of the building minus depreciation. It was on this understanding that negotiations were opened for an amicable settlement which culminated in an offer from the owner to accept Rs. 25,000 inclusive of all interests for Cases 383 and 383A. This amount of Rs. 25,000 was arrived at by taking the land in both the cases at Rs. 1-6-0 per square yard, the remainder representing the value of structures on the land.

3. Ramdas Mulji and another—Case No. 503, Scheme No. V.

The property in this case consists of 30,179 square yards and is situated on the West of old Matunga Road at its junction with a public passage. On part of the land stands an upper storied chawl, a bungalow with out-houses, and a big masonry tank which is used for watering the garden and trees and irrigating the areas in which are grown sweet smelling flowers. The property is obviously a suburban residence which is likely to appeal to a well-to-do purchaser who desires to have for his own residence outside the town limits a bungalow standing on a well laid out garden. The bungalow was never let but was always occupied by the owner and his family. The Claimants' Engineer valued this case at Rs. 1,36,515 for all interests in the property, but after being cross-examined, sent in an offer of Rs. 66,000 inclusive of all interest which worked out to a rate of Rs. 1-13-0 per square yard for 30,179 square yards of land and Rs. 11,635 for the buildings.

4.—Madhavrao Jaysingrao Jagtap and others, Case 697, Scheme VI.

This case consists of 25,896 square yards of land abutting on Sion Road on part of which stood 5 buildings. The buildings occupied an area of 3,279 square yards and the remaining is partly fruit and partly batty land.

The Claimants claimed through their Engineers Rs. 77,620 before the Special Collector as compensation for all interests in the property, pricing the vacant land at Rs. 1-8-0 per square yard and the remaining land with buildings on rental basis. The Claimants' Engineer was severely cross-examined on his valuation with the result that when the Trust were about to put in their valuation before the Special Collector, the Claimants thought fit to settle the case amicably and after some negotiations agreed to accept Rs. 51,500 for all interests in the property, and requested the Special Collector to issue an award for the said sum. The amount of Rs. 51,500 was arrived at by pricing the land at Rs. 1-2-0 per square yard for 22,617 square yards planted with about 500 fruit bearing trees, and the land with buildings at about Rs. 25,000.

5.—Government Land, Case Nos. 970, 971 and 972, Scheme VI.

The land in these three cases form what is known as Salamati Hill, a Government property, admeasuring 104,522 square yards a portion of which is in charge of the Salt Department and is occupied by a rest-house and Sajedar's Offices. The spoil of the hill is being removed by the Trust to a distance of 2 to 3 miles for use in filling up the low-lying lands in the Dadar-Sion Schemes (V and VI).

After protracted negotiations with the Collector of Bombay as to the proper method of assessing compensation the case was settled for Rs. 40,500 which is made up of the value of the spoil at 2 annas per brass deferred for 10 years, the value of the land under the hill at 6 annas per square yard deferred for 13 years, to allow for devolopment and final disposal and Rs. 2,400 for the materials of the buildings.

It has however been agreed that in lieu of money compensation an area of the value of Rs. 40,500 will be made over to Government from the developed area after the hill has been removed and the land below it laid out into building sites.

6.—Messrs, E. D. Sassoon & Co., Case 31, Scheme 31.

This property consists of 484 square yards of land with part of the Offices of Jacob Mills. It abuts on Suparibag Road and is acquired for the widening of Suparibag Road. As the Claimants were willing to exchange this case with an equal area of Trust land on the South of their existing premises, an agreement was entered into with them on the 18th June 1912, whereby in addition to the exchange of the abovementioned lands, the Claimants have to be paid by the Board a sum of Rs. 43,373 in three instalments for the erection by them of their new Offices on the land exchanged in lieu of the old Office that stood on their land under acquisition, the materials of which will be handed over to the Board free of cost.

7.—Shri Dwarkishlalji Maharaj, Case 94, Scheme 31.

The property included in the original Scheme as declared consisted of 47,220 square yards which formed a portion of a large property admeasuring 68,743 square yards. Out of this land only a small strip admeasuring 3,927 square yards was required for widening Vincent Road. In order to obviate the necessity of paying for severance and for the value of the property on the basis of a plotting scheme, the Board decided to acquire only the portion of the property actually required for widening Vincent Road. The sanction of Government was obtained to withdraw from the acquisition of the rest of the property, which consists of three detached pieces of land on one of which stands a range of two chawls fronting Vincent Road, with two pieces of Schedule D lands (Municipal lands vested in the Trust) intervening. As it was found necessary to straighten the boundaries between the said Trust lands and the Claimants' adjacent lands, negotiations were opened with the Claimant and finally it was agreed that the Board should acquire this case at a low rate for Rs. 13,500 inclusive of all interests and then in

consideration of this low rate lease the two pieces of Trust land admeasuring about 500 square yards which project into the Claimants' property to the Claimant for 99 years at a rent Re. 1 per annum, with an understanding that in case Trust acquire the freehold of this land they should make it over to the Claimants gratis.

8.—Scheme XXXVII, Cases Nos. 15, 52, 92, 94, 95, 105 & 229.

These cases all consisted of houses let wholly or mostly in one or two room tenements. The chief point to be noted in these cases is that the Claimants tried hard and for a long time but without any success to establish for properties, included in the Scheme and abutting on Parel Road, a higher number of years' purchase than 16 2/3rd, but eventually settled all these cases at 16 2/3rd years' purchase practically on the actual rent on the date of the declaration of the Scheme.

II.—Principal cases before the Tribunal referred to in para. 4 of the Report.

9.—Village houses of Schemes V & VI (Cases Nos. 274, 305A and 311 A, Scheme V).

The question of determining compensation houses in old congested village sites exercised the mind of the Special Collector a good deal, inasmuch as there were no rents to base the market values on, the properties being mostly occupied by the owners and their families, and there were no sales to justify compensations on the basis of the value of land, and the present value of the building.

Under these circumstances the Special Collector selected four typical cases of village houses in Scheme V and awarded values of land and materials, leaving the owners thereof to take their cases to the Tribunal.

One of the four cases, *viz.*, Case 274, was first heard in April 1912 and judgment was delivered in the following month. The case was ably contested by the Claimants' Solicitor Mr. Fereira, but the Tribunal after "deep consideration" came to the conclusion "that the principle contended for by the Trust was applicable to the case under enquiry" and they therefore confirmed the Special Collector's award on the basis of land and materials and dismissed the reference.

This case was followed by another case, (Case 305 A) in which the building was substantial and one of the best in the village. The same Solicitor as in the previous Reference represented the owner, and made a point of the substantial character of the building. The President of the Tribunal however again pointed out that he had to award the market value, and that unless instances could be adduced to support the claim on the basis of land and building, the judgment given in the previous Reference could not be set aside.

The Tribunal gave a long postponement to enable the Claimants' Engineer to find out such instances of sales in this or any other villages as could justify compensation for land and building separately. He failed to do so. On the other hand, the Trust collected about 20 instances in Worlee village, in which properties had changed hands practically for their site values. These instances led the Claimants' Solicitor to avail himself of the Trust's concession to settle the case amicably on the value of land plus half the present value of the building. This reference was then withdrawn from the Tribunal.

The third case which came before the Tribunal was Case 311A. It was also a fairly substantial building and belonged to the heirs of the Patel of the village. They were represented by a counsel, who realised the futility of a contest without any instances of sales and therefore persuaded his client in the Court to accept the Trust's offer of extra compensation on the basis of land and half the present value, and the Reference was allowed to be withdrawn by mutual consent.

The fourth case was not proceeded with by the owner in view of the Tribunal's decision in the first Reference.

10.—Reference 63 of 1911, Case 325, Scheme XXIX.

This property is situated in first Nowroji Hill Road and consisted of land and a building. The land was held from Mr. J. A. Sett under a registered lease which provided among other things that on receipt of a month's notice the tenant (who was the owner of the structure) had to surrender possession to the landlord after removing within the notice period the structure or its materials, and that if the tenant failed to comply with the requisition of the landlord, the latter could himself remove whatever may be on the land at the cost of the tenant and take possession of the land.

The Special Collector considered that the tenure was so precarious that the property could not be valued by the ordinary method of rental valuation, but allowed to the tenant Rs. 919 as follows:—

(*a*) value of materials	=	Rs. 285
and		
(*b*) 3 years' net rent receivable by him		„ 634
Total ...		Rs. 919

He allowed to the tenant 3 years' net rent receivable by him for the chance of continuing in possession on the present arrangement for some years more.

To the landlord the Special Collector allowed Rs. 2,375 as follows:—

(*a*) for value of land	Rs. 1,875
(*b*) for the chance of the landlord acquiring the tenants, interest in the structure at advantage to himself	„ 500
Total ...	Rs. 2,375

The total compensation for the property allowed by the Special Collector was Rs. 919 + 2,375 = Rs. 3,294.

Before the Tribunal it was contended both by the tenant and the landlord, among other things, that the questions of title should be ignored in compensation cases under the Land Acquisition Act and therefore the property should be valued as freehold.

On behalf of the Trust, it was contended that there is nothing in the Land Acquisition Act or the City Improvement Act which requires the Tribunal to award the Claimants the freehold value of the land or to award compensation for anything more than the Claimants' actual interests in the property.

The Tribunal declined to decide whether it is competent to the Tribunal under the Improvement Act to value separate interests in a property under acquisition separately, but assuming for the purpose of this case that it was competent for them to do so they nevertheless decided that this was not a case in which the market value of such separate interests could be ascertained with any accuracy and therefore not a case where the interests should be valued separately.

The Tribunal therefore valued the property as if it were freehold and awarded for it Rs. 4,685, *i.e.*, Rs. 1,391 in excess of the Collector.

11—Guzdar's Cases, Cases Nos. 4 and 12, Scheme XXXI.

The two cases, above referred to, out of which case No. 4 was referred to in the Administration Report for 1911-12, came on for hearing before the Tribunal in the year under review after the delivery of the Tribunal's judgment in Case No. 16, Scheme XXXI. In this latter

case the Trust's contention was that the land should not be valued on the plotting scheme as it was not ripe for development, and that it would not be possible to fix the period for the disposal of the plots. The Tribunal, however, valued it on the basis of a plotting scheme and allowed only four years for the disposal of all the plots.

The areas of Cases Nos. 4, 12 and 16 are 15,407, 16,033, and 25,248 square yards respectively. The land in Cases Nos. 4 and 12 was admittedly ripe for development, and the Special Collector had valued it on the basis of a plotting scheme, allowing 6 years for disposal in each of these cases.

In the face of the Tribunal's judgment in Case No. 16, and having regard to the figures given in the preceding para., and to the fact that the land in Cases 4 and 12 was more favourably situated for rapid disposal than that in Case No. 16, there was a probability amounting to practical certainty that the Tribunal would increase the Special Collector's awards in Cases Nos. 4 and 12 by decreasing the period of disposal and possibly by increasing the rates at which some of the hypothetical plots were assessed by the Special Collector.

In these circumstances it was thought advisable to settle the references and thus avoid the further cost of litigation and cost of the Tribunal. The Trust Counsel was authorised under Trustees' Resolution No. 79 of 16th April 1912 to settle the Cases; and eventually it was agreed that Rs. 35,000 for Case No. 4 and Rs. 50,000 for Case No. 12 should be paid to the Claimants, inclusive of all interests in excess of the Special Collector's awards, and the Tribunal gave judgments accordingly.

12.—Rustomji Dhunjibhoy Master, Case No. 55, Scheme No. 31.

In this case the Trust, after notifying the whole of a large property extending far back from the Suparibag Road withdrew from acquisition of all but the front strip which was required for inclusion in the roadway.

The Special Collector took Section 49 (1.) of the Improvement Act into consideration. He stated "one essential result of acquisition will be to give the Claimant at least as good a frontage as he is giving up. And if this does not constitute an example of betterment, as intended by the Improvement Act, it would indeed be difficult to say how betterment can arise. The Claimant cannot expect to receive the full market value of the front strip together with a new frontage bestowed upon his back land. Compensation so assessed would exceed the net loss which he sustains. The section seems expressly designed to meet a case of this character."

Special Collector awarded for the land compensation amounting to Rs. 4,822 as detailed below :—

As to 761 square yards—

	Rs.	Rs.
Set-back acquired, valued as frontage land partly at Rs. 25 and partly at Rs. 30 per square yard, after allowing 57 square yards for access to the rear		18,835
Less for betterment—		
Area of back land of corresponding depth (which will be converted into frontage land), valued at frontage land rate	17,543	
Value of this same area of back land at the rate of back land, *viz.*, Rs. 4½ per square yard	3,452	
Balance ...		14,091

	Rs.
Difference—Compensation payable as to 761 square yards of set-back land	4,744
As to 23 square yards—	
Nothing was allowed for 11 square yards, situated on a drain, but the remaining area, *viz.*, 12 square yards, was valued at the same net rate as above (after allowing betterment) *viz.*, Rs. 6½ per square yard	78
Total Compensation for land ...	4,822

On appeal the Tribunal decided that this was not a case to be dealt with under the provisions of Section 49 (1) of the Improvement Act. Their action however in awarding to the frontage strips acquired a rate of Rs. 6½ per square yard being the average value of the whole property of the claimant, as against the full market value of the frontage strip, which was admittedly Rs. 25 per square yard, virtually amounts to a deduction, on practically the same scale as allowed by the Special Collector, for betterment of the unacquired area. The Tribunal's award for the setback land came to Rs. 5,096, being only Rs. 274 more than the Collector's but the legal costs to the Trust of this reference to the Tribunal came to Rs. 6,732 as shown below :—

	Rs.
Trust's legal costs before Tribunal	2,730
Appellants' costs before Tribunal payable by the Trust	2,284
Fees paid to Tribunal for hearing this Reference	1,718
Total ...	6,732

13.—Madhavdas Goculdas Pasta Case No. 99, Scheme No. XXXI.

This case came on for hearing after the delivery of the Tribunal's judgment in Case No. 55, Scheme No. 31. As both these cases stood on the same footing and as there was certainty of the Collector's award being exceeded on the basis of the principle of valuation adopted by the Tribunal in Case No. 55, Scheme XXXI, it was thought desirable to settle this Case, so as to save legal expenses and cost of the Tribunal. Accordingly the claimant was awarded by consent Rs. 2,675-10-0 over and above the Special Collector's award of Rs. 18,531.

APPENDIX M 1.

(Referred to in para. 22 of Report.)

DISTRIBUTION OF THE COST OF MANAGEMENT AND ESTABLISHMENT.

Extract from the Proceedings of the Meeting of the Finance and Establishment Committee, held on the 29th May 1913.

3. Considered the following minute by the Chairman, dated 28th May 1913, with accompaniments on the incidence of the cost of management and establishment :—

1. The Accounts for 1912-13 are now being closed and it is therefore necessary to issue orders as to how the distribution of cost of management and establishment charges should be effected.

2. Hitherto the cost of the establishment in any year has always been distributed to the several estates in proportion to the capital spent on them respectively in the year, and up to 1910-11 inclusive cost of management was distributed in the same way; but in 1911-12 under the orders of the Finance Committee the cost of management was distributed to the several estates in proportion to the total capital spent on them respectively, not in 1911-12 only, but in all years up to 1911-12 inclusive; and for this purpose the schedule value was taken as capital spent on acquisition of schedule lands.

3. In the last three years the Finance Committee have examined and tested several different systems of distribution because they recognised that the existing systems were faulty; but so far no system has been found free of serious faults, and the new system tentatively adopted for the 1911-12 accounts has certainly not proved a success.

4. The ideal system would be one in which the charges are equitably distributed to the several estates in consideration of the nature and value of the work done for them respectively by the Trustees and their staff; and I think we come nearer attaining this ideal in the system described in the Deputy Land Manager's appended note than in any other that has been suggested so far. The note has been prepared in general accordance with instructions issued by me after long and close study of the subject, and I hope that the Finance Committee will be able to recommend the Board to adopt the new system for the accounts of the past and the current year. If it proves satisfactory, it can be submitted to Government for approval as the basis for determining the apportionment of management and establishment charges between Capital and Revenue from 1914-15 onwards as required by Section 75 (1) of the Act.

5. The *nature* of the work done by the Trustees and their staff for their estate can be best understood by tracing out the history of a single plot ultimately leased for building purposes. There are three main stages—(1) Acquisition, (2) Development, (3) Disposal. In the acquisition stage the work done consists of preliminary survey, the various legal processes leading up to the notification and declaration of the Scheme and finally actual acquisition proceedings. The work in the development stage consists of demolishing old houses, levelling the ground, and laying out roads and building plots. Then comes the disposal stage in which the work consists of finding a tenant, entering into a building agreement with him, passing his plans, supervising his building and granting a lease: up to this point the estate has yielded on revenue because a year's free period from the date of the building agreement is always allowed: management and establishment charges must therefore be charged to Capital; but by the end of the free period the annual rent begins to come in; the building is completed and our work is confined to collecting rent and to seeing that the building and plot are kept in a sanitary condition. We have ceased to spend capital upon the Estate; and management and establishment charges are appropriately debited entirely to the General Account.

6. The *value* of the work done in these several stages is according to the system now proposed, to be gauged by the charges that an Estate Agent would make for similar work. Such charges are generally made in the shape of percentages on capital outlay until revenue begins to come in and thereafter on the revenue collected; special lump sum charges are made where percentages are impracticable, *e.g.*, for surveys and working out development schemes on plans.

7. The percentages suggested by the Deputy Land Manager appear to be generally suitable, except that the percentage on acquisition must, I think, be raised from 5 to 7½, as, even excluding the Tribunal expenses and a share in the cost of management, the actuals up to date work out to an average of over 6 per cent. The Deputy Land Manager at first suggested 7½ per cent., but reduced the figure to 5 on finding that the actuals of several years were reached by the totals of his percentages; he did not however include in these actuals the expenses of the annual loan which must necessarily fall upon acquisition: his actuals also excluded brokerage, legal charges and sundries which amount to a considerable sum every year.

8. The percentages are not intended to cover the cost of the Tribunal which is concerned with only a few particular cases. The cost of the Tribunal is distributed to the particular schemes in which these particular cases lie as an extra over and above the ordinary percentages.

9. The Deputy Land Manager has shown how these percentage charges have to be modified year by year so as to make them tally with the actuals of the last five years. In nearly every year special debits or adjustments have to be made and it is not easy to make them for remote past years at this late date; but the Finance Committee will have no difficulty in making them out for each year soon after the close of the year when the circumstances of the year's administration are fresh in their memory; for the whole life of the Trust these percentages are found to come very near tallying with actuals even without adjustments.

10. The great advantage about this system is that it automatically distributes the charges between Capital and General Account in each scheme even in the stages in which acquisition in one part overlaps development in another or disposal in a third. For instance, we may be recovering rent from acquired buildings while we are spending capital on development of the estate close by; but establishment charges will be debited to General Account in respect of collection of rent and to Capital Account in respect of the development works.

11. The more one looks into this matter the more one sees that there must be numerous and various difficulties in dealing with details; but it seems to me to be unnecessary to trouble the Committee with these smaller matters. I anticipate no difficulty in disposing of these matters of detail, if the Committee will approve of the general principle of the system suggested.

Note by the Deputy Land Manager referred to in para. 4 of the Chairman's minute.

1. I understand that the present system of distribution of cost of management and establishment is as follows :—

The cost of the Tribunal, Special Collector and the major portion of the Land Manager's Departments are charged to acquisition and are distributed over the schemes in proportion to the amount spent on acquisition in the year on each.

The Engineer's Establishment is charged to Works and is distributed to the several schemes in proportion to the amount spent on Works in the year in the respective schemes.

The Land Superintendent's Establishment, which is now abolished, was charged to the General Account (*i.e.*, to Revenue) and was distributed over the various estates in proportion to the expenditure incurred by the Land Superintendent during the year.

The remaining charges were in 1911-12 divided proportionately between acquisition and works and are distributed over schedule lands and schemes not in proportion to the capital outlay of the year, but in proportion to the total capital outlay of the current and previous years on acquisition and works on those estates and here schedule value is taken as cost of acquisition in the case of schedule lands.

2. The result is somewhat curious. For instance, in the Financial year 1911-12, a very large amount of time was devoted to the preparation of Scheme 37, Crawford Market to Sandhurst Road. But as no money was spent on acquisition or works, and only a very small sum on legal charges and advertisements the share of management charged to the scheme is Rs. 4 only and that of establishment Rs. 67. Conversely in Scheme I the amount appearing under the head of Acquisition is Rs. 5,547. As a matter of fact, no cases were heard by the Special Collector during that year. But a sum of Rs. 707 was paid to a claimant who had been

awarded the amount in a previous year, but who had not claimed it. The balance of Rs. 4,840 is made up of Rs. 33 being a proportion of the cost of the Land Manager's Tribunals and the Special Collector's Establishments and of Rs. 4,907 being a share of the cost of management.

3. The system now in force results in some estates not being charged with sufficient and in others being charged with too much. Even after a scheme is completely developed its capital debt must under this system still be increased although the actual work done relates only to the collection of revenue and the periodical inspection of lessees' buildings with perhaps some outlay for up-keep of service passages, all of which should be debited to revenue.

4. The problem is to find a method by which each estate will be debited with a proper share of management and establishment charges ; and my object in writing this note is to suggest one : but before doing so it is necessary to understand how the expenditure is incurred and by what departments, including under the head of departments, for this purpose only, the Tribunal and the Special Collector.

5. The work done by the various departments to all of which cost of management and establishment is incidental falls under the following heads :—

(1) Projects and Surveys.

(2) Acquisition of property.

(3) Works of construction.

(4) Surveys of plots, leasing of lands and supervision of erection of lessees' buildings.

(5) Selling of lands, buildings and quarry rights.

(6) Collection of permanent revenue.

(7) Collection of temporary revenue.

(8) Periodical inspection of lessees' buildings.

(9) Sanitation and repair of chawls and acquired buildings.

(10) Up-keep of service passages, gardens, &c.

6. Of the above ten items the first five relate to capital and the remainder to revenue; the cost of management and establishment relating thereto should therefore be debited accordingly. The debit should be in proportion to the value of the services rendered which is not always in proportion to the capital expended in the year. For instance, *vide* remarks on Scheme 37 and Scheme 1 *ante*; also in the last financial year 1912-13 a considerable amount of work was done by both the Special Collector and the Land Manager's Departments in connection with the acquisition of properties in Scheme 32, but no awards were made and as matters now stand this scheme will escape any charges on account of the Special Collector's and the Land Manager's Departments in 1912-13, further under the existing system the cost of the Tribunal may be and is sometimes wrongly charged.

7. My proposal is briefly as follows :—

At the end of the financial year the total cost of management and establishment should be arrived at. The Chairman would then decide whether any and if so what special debits should be made to capital or revenue. This would be done on information obtained from heads of departments. The President of the Tribunal could without difficulty supply the information when sending in his monthly bill as it would only necessitate attaching thereto a statement showing how many hours had been devoted to each case which came before him during the month. The Special Collector could also state approximately what share of the cost of his department should be charged to any exceptional scheme, and whether any scheme should receive special treatment on account of a special debit having been made in the previous year. The heads of

other departments could do the same. The special debits could then be charged to proper heads and the remaining cost of management and establishment distributed between capital and revenue by means of a series of percentages as follows :—

To Capital—

5 per cent. on the expenditure under acquisition during the year just closed.

7½ per cent. on the amount expended on works.

4½ per cent. on the value of lands leased during the year.

2½ per cent. on the amount of sale-proceeds.

Actual amount to debit on account of surveys and projects.

To Revenue—

2½ per cent. on the amount of ground rents collected in the year.

7½ per cent. on the amount of occupation rents collected during the year.

8. It will most probably be found that the total amount of management and establishment charges would not tally with the total amount given by the percentages, but it would be quite easy to adjust the difference by increasing or decreasing the percentages. The particular percentages given have been selected because they are in most cases the equivalent of those charged by private firms doing similar work in England.

9. The most difficult percentage to arrive at is that relating to acquisition, but I think that 5 per cent. will be sufficient to cover the cost of the Special Collector and Land Manager's (part of) Departments together with a fair share of cost of management. The cost of the Tribunal is ignored as it would be charged straight to its proper head and apportioned to each scheme as advised by the President.

Works.

10. The 7½ per cent. would cover the preparation of plans, schedules of quantities and supervision of work.

Disposal of Lands.

11. The 4½ per cent. covers the cost of surveying plots, setting them out, letting them, subsequent correspondence with lessees, endorsement on plans on leases, &c., and the examination of plans for and the supervision of the erection of lessees' buildings. The percentage is equal to one year's ground-rent. In England it is usual to pay a Surveyor one year's ground-rent for letting and setting out only, the other items are paid for separately. This is a proper charge to capital and is allowable under the English Settled Lands Act, which is an Act passed to protect the interests of Trustees and Remaindermen. The theory underlying the charge is this : the land is let to a tenant on condition that he improves it by erecting a building. By reason of the letting and of the erection of the building the ground-rent becomes changed from an unsecured to a secured ground-rent and as such would sell at a higher number of years' purchase than would otherwise have been the case. In other words the capital value of the landlord's interest in the land is increased and the cost of increasing this capital value is rightly debited to capital.

12. The 2½ per cent. on the amount of sale-proceeds covers cost of sales of land, old materials and quarry rights.

Revenue : 2½ *per cent. Collection of Ground-rents.*

13. This is the usual commission payable for this work in England, but it does not include the cost of preparation of schedules of delapidations and nothing like the amount of supervision is necessary there as in the case here. The amount is very moderate.

14. The 7½ per cent. for collection of temporary revenue covers ordinary rent collection, the necessary clerical staff, the letting and measurement of lands let for temporary occupation, the supervision of sanitation and repairs and part of the general management of the estates. For the bulk of the property we are dealing with here the charge in England would be 10 per cent.

15. The following statement which covers the last five years shows how the percentages would compare with actuals :—

STATEMENT.

	1907-08.		1908-09.		1909-10.		1910-11.		1911-12.	
Capital Account.	Rs.	Rs.	Rs.	Rs.	Rs.	Rs.	Rs.	Rs.	Rs.	Rs.
5 per cent. on cost of acquisition ...	68,400		2,01,300		1,98,500		2,14,450		1,60,800	
7½ per cent. on works	57,675		74,400		41,475		62,025		23,025	
4½ per cent. on value of land let ...	63,270		61,965		1,02,285		74,475		1,03,995	
2½ per cent. on sale-proceeds	3,700		3,800		3,425		10,875		3,425	
Total Capital ...		1,93,045		3,41,465		3,45,685		3,61,825		2,94,245
Revenue Account.										
2½ per cent. on collection of ground rents.	6,600		12,650		16,250		18,650		21,825	
7½ per cent. on occupation rents ...	40,800		32,775		36,750		52,275		58,650	
		47,400		45,425		53,000		70,925		80,475
Total for year ...		2,40,445		3,86,890		3,98,685		4,32,750		3,74,720
Actuals. (Excluding Tribunal and Loan Expenses).	* Rs. 3,45,000		* Rs. 3,86,000		Rs. 4,02,376		Rs. 3,98,240		Rs. 4,06,952	

* Including an *estimated* amount of about Rs. 5,000 charged to General Account, the *actual* amount for the same services in 1909-10 being Rs. 4,850.

16. In the year 1907-08, the actuals amount to about Rs. 1,05,000 more than the total given by the percentages. It so happens that in that year a large staff was engaged on Survey work in connection with the acquisition of properties in Schemes V and VI and under the system now proposed a special debit would have been made to those schemes. A large amount of preliminary work was done also in connection with the acquisition work in Scheme VI, but few awards were made pending the amendment of the Act.

17. In the two following years the actuals do not differ much from the totals given by the percentages. In 1908-09, a credit would have been given on account of the special debit in 1907-08 but as against this a debit would have been made against Scheme XXXI, which was being surveyed for acquisition work.

18. In 1910-11, the percentages amount to about Rs. 34,000 more than the actuals and an adjustment would have been necessary.

19. In 1911-12, the actuals are more than the total of the percentages but two special debits would have been made in that year, one on account of the large amount of time given to the preparation, &c., of Scheme 37 (Crawford Market to Sandhurst Road) and the other to Scheme V in connection with the preparation of the scheme of development.

20. Where an adjustment is necessary, it should be made to Capital Account and not to revenue as the latter must generally entail much the same amount of work in proportion to revenue.

After discussion it was resolved—

(1) The proposed system should be adopted for the purpose of closing the 1912-13 accounts.

(2) The Chairman should report to the Finance Committee the result obtained from the application of the new system to the accounts of the years 1911-12 and 1912-13 to enable the Committee to decide how far the system need be modified before being applied to the account of the current and future years.

(3.) In allocating the cost of management and establishment in the Accounts for 1912-13, care should be taken that the amounts debitable to the General Account in excess of that chargeable under Section 77 of the Act should be debited to the corresponding head in the Capital Account under Section 75.

STATEMENT showing the allocation of charges on account of Management and Establishment for the year 1912-13 in accordance with Finance Committee's Resolution of 29th May 1913.

(The ordinary percentage charges (cols. 2 to 5, 9 and 10) have been raised by 8·68 per cent. to cover the actuals).

Estates.	Charges primarily debitable to Capital Account.						Total. (of 2 to 7).	Charges primarily debitable to General Account.		Total (9+10).	Establishment Charges allocated to General Account under Section 77.	Difference to be charged to Capital under Section 75 (11—12).	Grand Total.	
	8·15 % on Acquisition	8·15 % on Works.	4·89 % on Capital Value and land let.	2·72 % on Sale Proceeds.	Expenses of Tribunal.	Special and anticipatory Debits.		2·72 % on Permanent Revenue.	8·15 % on Temporary Revenue.				To be debited to Capital under Section 75. (8+13).	Of charges under both General and Capital Account. (12+14)
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
					Rs. a. p.		Rs. a. p.				Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.
Schedule C.	...	261	5,722	...	.....	...	5,983 0 0	6,032	3,529	9,561	1,986 0 0	7,625 0 0	13,608 0 0	15,544 0 0
„ D.	...	2,918	1,736	...	.....	...	4,651 0 0	701	855	1,556	456 0 0	1,100 0 0	5,754 0 0	6,210 0 0
„ E.	...	...	...	...	.....	...	.....	2,701	...	2,701	465 0 0	2,236 0 0	2,236 0 0	2,701 0 0
„ F.	...	...	...	...	.....	...	.....	5	...	5	....	5 0 0	5 0 0	5 0 0
Scheme No. I.	...	252	567	93	.....	...	912 0 0	2,152	33	2,185	2,278 3 2	—93 3 2	818 12 10	3,097 0 0
„ „ II.	1,859	147	72,040	152	171 0 0	...	74,369 0 0	7,110	3,880	10,990	5,724 12 4	5,265 3 8	79,634 3 8	85,359 0 0
„ „ III.	10,173	1,353	64,117	1,733	855 0 0	...	78,231 0 0	3,440	12,227	15,667	10,936 6 3	4,730 9 9	82,961 9 9	93,898 0 0
„ „ IV.	...	153	10,882-4-4	...	.....	...	11,035 4 4	592	171	763	357 0 0	406 0 0	11,441 4 4	11,798 4 4
„ „ V.	16,540	6,415	...	217	2,480 0 0	12,500	38,152 0 0	...	1,687	1,687	1,060 0 5	626 15 7	38,778 15 7	39,839 0 0
„ „ VI.	9,868	2,323	...	33	1,839 0 0	1,000	15,058 0 0	...	1,948	1,948	1,132 0 0	816 0 0	15,874 0 0	17,006 0 0
„ „ VIII.	8	416	5,893	134	128 0 0	...	6,579 0 0	1,875	1,581	3,456	3,240 11 11	165 4 1	6,744 4 1	10,635 0 0
„ „ IX.	...	...	...	...	.....	...	.....	...	...	...	.....	.....	.....	.....
„ „ XIII.	...	116	...	...	.....	...	116 0 0	...	8	8	1 0 0	7 0 0	123 0 0	124 0 0
„ „ XXVII.	16	24	6,329	...	85 0 0	...	6,454 0 0	1,594	317	1,911	762 0 0	1,649 0 0	8,103 0 0	8,365 0 0
„ „ XXIX.	1,198	6,008	...	1,223	8,039 0 0	...	16,468 0 0	...	27,176	27,176	14,991 12 11	12,184 3 1	28,652 3 1	43,644 0 0
„ „ XXX.	391	424	...	...	.....	...	815 0 0	...	24	24	6 0 0	18 0 0	833 0 0	839 0 0
„ „ XXXI.	10,939	5,225	...	8,654	6,756 6 1	...	31,574 6 1	473	7,075	7,548	5,059 11 9	2,488 4 3	34,062 10 4	39,122 6 1
„ „ XXXII.	...	...	...	...	.....	10,000	10,000 0 0	...	...	...	.....	.....	10,000 0 0	10,000 0 0
„ „ XXXIII.	...	252	1,673	236	.....	...	2,161 0 0	...	480	480	579 0 0	—99 0 0	2,062 0 0	2,641 0 0
„ „ XXXVI.	...	677	748	...	.....	...	1,425 0 0	...	49	49	12 0 0	37 0 0	1,462 0 0	1,474 0 0
„ „ XXXVII.	62,950	...	...	8	.....	30,000	92,958 0 0	...	464	464	195 11 8	268 4 4	93,226 4 4	93,422 0 0
Widening of Parel Road	...	...	...	...	.....	5,000	5,000 0 0	...	...	...	.....	.. ..	5,000 0 0	5,000 0 0
Sewri Road	...	...	...	...	.....	500	500 0 0	...	...	...	.....	.....	500 0 0	500 0 0
Total	1,18,937	26,964	1,69,707 —4-4	12,483	20,353 6 1	59,000	4,02,444 10 5	26,675	61,504	88,179	48,743 6 5	39,627 12 9 —192 3 2	4,41,880 4 0	4,90,623 10 5
												39,435 9 7		

J. P. ORR,

Chairman, Bombay Improvement Trust.

APPENDIX M 2.

(Referred to in para. 29 of the Report.)

ACQUISITION OF ROWLI HILL.

Excerpt from the Proceedings of a Meeting of the Trustees for the Improvement of the City of Bombay, held on the 4th February 1913.

6. Read papers underlying Circular No. 49 of 1913 on the following correspondence regarding the acquisition of, and settlement of the value of portion, Rowli Hill, vested in the Government of Bombay :—

(*a*) Government Resolution in the Revenue Department, No. 11652, dated 21st December 1912 ;—

Letter from the Collector of Bombay, No. L.R.—6700, dated 24th September 1912 :—

"In compliance with the orders contained in Government Resolution No. 9420, Revenue Department, dated 7th October 1911, I have the honour to report that, after some discussion, the Chairman of the Improvement Trust and I have agreed for purposes of settlement to the valuation of the area of 104,522 square yards in possession of the Revenue and Salt Departments on Rowli Hill, inclusive of standing buildings, land and spoil at Rs. 40,500. I attach a note showing how this value has been arrived at.

"2. The Board of the Improvement Trust have accepted this as a settlement of the claims of Government, and I have the honour to request that Government will authorise me to accept the terms* on their behalf.

"3. The claims† of the Government of India in the Military Department for the portion of the same hill in their possession will remain to be dealt with."

Valuation of Rowli Hill.

Since the Trust are acquiring the whole of the Rowli Hill, I have treated the same as if it was being disposed of as a whole, in calculating the value of the spoil in the hill and the land after removal of the spoil, in charge of the Government of Bombay.

The area of land in charge of the Government of Bombay is 104,522 square yards and the quantity of spoil which that area estimated to contain is 355,473 brass solids.

The total quantity of loose spoil is arrived at by adding 15 per cent. for expansion.

Twenty years are taken as a fair period to allow for the quarrying of the whole hill.

The rate of annas two per brass is taken for determining the gross value of the spoil. The net value is arrived at by deferring the gross value on the 10 per cent. tables for half the period of disposal, *i. e.*, for 10 years.

The value of the land after the hill is removed is taken at annas 6 per square yard. Its present value is arrived at by deferring the gross value on the 6 per cent. tables for two-thirds of the period required for removal of the hill, *i.e.*, for 13 years.

The calculations are as follows :—

Valuation of Rowli Hill in charge of the Government of Bombay.

	Square yards.
	104,522

Quantity of spoil 355,473 brass solids.

Valuation.

	Brass.
Quantity of solids	355,473
Add—15 per cent. for expansion	53,321
Total ...	408,794

* *Vide* in this connection the correspondence printed as an accompaniment to Government Resolution No. 11415, dated 1st December 1911.

† *Vide* in this connection the correspondence printed in the preamble of Government Resolution No. 136, dated 6th January 1912.

At 2 annas per brass = Rs. 51,099.

Deferred for 10 years at 10 per cent. Rs. 51,099 × 0·3855 = Rs. 19,698·66

Add—Value of land, 104,522 square yards at 6 annas per square yard = Rs. 39,196.

Deferred for 13 years at 6 per cent.	,,	18,375
Add— Value of materials	,,	2,400
Total ...	Rs.	40,473·66
	say Rs.	40,500

RESOLUTION.—The authority asked for by the Collector of Bombay in paragraph 2 of his letter is granted.

and (*b*) Letter from the Collector of Bombay, No. L. R.—102, dated 7th January 1913—

In continuation of your letter No. 6778, dated 30th August 1912, I have the honour to inform you that Government in their Resolution No. 11652, Revenue Department, dated 21st December 1912, have authorised me to accept on their behalf the settlement under which the amount of Rs. 40,500 is accepted as the present value of land, including buildings and spoil contained in the area of Rowli Hill, measuring 104,522 square yards, which is in the possession of the Revenue and Salt Departments of the Government of Bombay.

2. The Special Collector may be asked to give an award in terms of this settlement.

3. In accordance with the request contained in letters Nos. 3429 of 4th April 1911 and 9906, dated 20th October 1911, from the Under-Secretary to Government, Revenue Department, to the Chairman, Improvement Trust, in lieu of money compensation, an area of the value of Rs. 40,500 will be reserved for Government by the Improvement Trust from the area handed over after it has been developed into building sites, and I shall be obliged if you will inform me when this development has been completed, so that the portion to be so reserved may then be determined.

RESOLUTION No. 23.—(*a*) Recorded.

(*b*) The Board agree to a settlement under Section 31 (3) of the Land Acquisition Act, whereby land of the value of Rs. 40,500 on the site of Rowli Hill will, when the site is developed, be made over to Government in compensation for all their rights in the 104,522 square yards in question.

APPENDIX M 3.

(Referred to in para. 29 of the Report.)

AMENDMENT OF THE TRUST'S FORMS OF AGREEMENT AND LEASES.

CITY OF BOMBAY IMPROVEMENT TRUST.

CONTENTS.

	Page
OFFER	1
ACCEPTANCE	2

	Page
ANNEXURES TO OFFER—	
AGREEMENT PLAN	
AGREEMENT FORM	3
RENTAL AS TO DEPOSIT	3
Clauses—	
(1) Definitions	3
(2) Possession	5
(3) Architect and Plans to be first approved	5
(4) Power to determine contract if plans not approved	5
(5) Municipal and Board's Rules to be observed	6
(6) Excavation	6
(7) Period for construction and description and cost of Building	6
(8) Boundary walls or fences	7
(9) Inspection	7
(10) Insurance	7
(11) Assignment and underletting	8
(12) Building materials not to be removed	8
(13) Terms of occupancy and rent prior to grant of Lease	8
(,,) Free Period	8
(14) Board's Title	9
(15) Grant of Lease	9
(,,) Building not to be occupied before completion	9
(16) Form of lease	9
(17) Costs	10
(18) Application of Deposit	10
(19) Power of Re-entry	10
(,,) Extension of Time	10
(20) Notices, &c.	11
(21) Marginal Notes	11
First Schedule (Deposit)	11
Second Schedule (Description of Plot)	12
Attestation Clauses	12
LEASE FORM	14
Description of Property	14
Term and Rent	15
Covenants by the Lessee—	
1. Rent, rates and taxes	15
2. Open spaces	16
2A. Erection of building	16
3. Alterations in building	16
4. Drains	17
5. Excavations	17

CONTENTS—*contd.*

	Page
6. Repairs	17
7. Inspection	18
8. Party walls	18
9. User	18
10. Insurance	19
11. Reinstatement	20
12. Assignments	20
13. Indemnity	20
Provisos—	
(1) Re-entry	21
(2) License premia	21
(3) Notices	21
(4) Transfer of Property Act, Section 108	22
(5) Building on adjoining land	22
(6) Purchase of ground-rent	22
Covenant by the Board. For quiet enjoyment	23

THE CITY OF BOMBAY IMPROVEMENT TRUST.

_____ *Estate.*

*Plot No.*_____

APPLICATION.

BOMBAY,_____191 .

To

THE CHAIRMAN,

BOMBAY IMPROVEMENT TRUST.

SIR,

$\frac{I}{We}$ the undersigned hereby offer to enter into an Agreement, in the terms set out in the accompanying draft, for a Building Lease of the above Plot.

$\frac{I}{We}$ herewith forward Rs. 200 to be held by the Board if this offer is accepted as an advance on account of the Stamp Duty and other costs payable in respect hereof and of such Agreement. Should $\frac{I}{we}$ in that event fail to sign and return both parts of the Agreement within one English calendar month after the date of delivery thereof at $\frac{my}{our}$ undermentioned address for signature, or within such extended period (if any) as the Board may agree to for such return, the Board may treat the above advance as forfeited to the Board, and their acceptance of this Application as cancelled.

In the event of this offer not being accepted by the Board, the Rs. 200 is to be returned in full.

SIGNATURE OF APPLICANT_____

ADDRESS_____

DESCRIPTION_____

Each applicant must sign his full name and add his residence or place of business (this must be an address within the City of Bombay; and profession.

ACCEPTANCE.

THE TRUSTEES FOR THE IMPROVEMENT OF THE CITY OF BOMBAY hereby accept the above offer AS WITNESS their Common Seal and the Signature of the Chairman of the Board this_____day of_____One Thousand Nine Hundred and_____

SEALED with the Common Seal of the Trustees for the Improvement of the City of Bombay in the presence of_____ and_____

Two of the Trustees of the Board

_____

SIGNED by_____ the Chairman and SEALED with the Common Seal of the Board which was affixed in the presence of_____ and_____

two of the Trustees of the Board who have attached their signatures in token that the same was sealed in their presence in the presence of_____

Secretary of the Board.

_____

(Chairman of the Board.)

LIBRARY OF THE BOMBAY BRANCH OF THE ROYAL ASIATIC SOCIETY

AN AGREEMENT made the_____day of_____in the Christian Year One Thousand Nine Hundred and _____BETWEEN THE TRUSTEES FOR THE IMPROVEMENT OF THE CITY OF BOMBAY a Corporation constituted by the City of Bombay Improvement Act 1898 of the one part and_____ of the other part WHEREAS before the signing of this agreement the Tenant has deposited with the Board the sum Rs. or the equivalent thereof in securities approved by the Board and duly endorsed in their name as security for the due completion by the Tenant of the building and works hereinafter provided for NOW IT IS HEREBY AGREED by and between the parties hereto as follows:—

Definitions.

1. IN this Agreement the expression "*the Board*" includes the said Trustees for the Improvement of the City of Bombay and unless such inclusion is inconsistent with the context their Successors and Assigns the expression "*the Tenant*" includes the said_____ and unless such inclusion is inconsistent with the context the Heirs Executors Administrators and Assigns of the Tenant the expression "*the Trust Engineer*" includes the Engineer of the Board for the time being and any person for the time being authorised by the Board to perform any of the functions of the Trust Engineer under this Agreement the expression "*the Land Manager*" includes the Land Manager of the Board for the time being and any person for the time being authorised by the Board to perform any of the functions of the Land Manager under this Agreement the expression "*Approval of Plans and Specifications*" includes an approval subject to specified alterations being made $\frac{\text{and}}{\text{or}}$ specified conditions being observed or performed which alterations and conditions the Tenant shall be deemed to have agreed to if and so soon as he commences to build the expression "*Approved Architect*" means the Architect for the time being approved of by the Board under Clause 4 hereof the expression "*Date of Possession*" means the date [hereof] [on which the Land Manager shall give notice to the

NOTE—The words inappropriate to immediate or future possession as the case may be to be struck out before the Agreement is signed.

Tenant that the Plot is vacant] upon which date the Tenant shall for all purposes of this Agreement be deemed to have taken possession of the Plot the expression "*the Deposit*" means the cash and/or securities specified in the First Schedule hereunder written together with any interest for the time being accrued due thereon the expression "*Month*" throughout this Agreement means English Calendar month the expression "*Municipal Commissioner*" includes any person who for the time being may be authorised by the Municipal Commissioner either by name or by virtue of his office or service to act for the Commissioner in the matter in question the expression "*Plans*" includes Elevations and Sections and the expression "*the Plot*" means the land described in the Second Schedule hereunder written.

Possession.

2. THE Tenant shall for the period of_____ months from the date of possession be entitled to enter upon the Plot for the purpose only of erecting buildings and executing works in accordance with the stipulations hereinafter contained. Possession is hereby/will be given subject to all rights of adjoining Owners Occupiers and Lessees and the Tenant shall be responsible for any damage which may be caused to any adjoining buildings or other premises by such erection or execution.

See note to Clause 1 "Date of possession."

Architect and Plans to be first approved.

3. WITHIN seven days from the date hereof the Tenant shall submit for the approval of the Board the name of the Architect whom he intends to employ for the preparation of the Plans and for the supervision of the proposed buildings and works. No building or work shall be begun until the Board shall have signified to the Tenant their approval of the Architect and of his Plans and Specifications of such building and no building or erection shall be built or erected upon the Plot except in strict conformity with Plans and Specifications so approved and except under the direct supervision of an Architect previously approved of by the Board nor shall any alterations be made in such buildings or erections without the previous consent of the Trust Engineer.

Power to determine if Plans not approved.

4. SHOULD the Board not approve of the Plans and Specifications whether originally submitted or subsequently required the Board may by Notice to the Tenant determine this Agreement without prejudice to any claim that they may have for a previous breach thereof and if possession has been given to the Tenant may re-enter upon the Plot. Upon such determination the deposit shall be applied in the manner provided in Clause 18 hereof. If such notice shall be given before the expiration of six months from the date of possession the Tenant shall also receive credit for the reasonable fees of his Architect if previously appproved by the Board in respect of work done by him in connection with the said Plans and Specifications. The amount of such fees in case of dispute shall be determined by the Trust Engineer whose decision shall be final.

Municipal and Board's Rules to be observed.

5. THE Tenant shall not commit any breach of any of the provisions of the City of Bombay Municipal Act 1888 or of any Legislative amendment or re-enactment thereof or of the Bye-laws thereunder for the time being in force and shall observe and perform the Rules of the Board of which a copy has been signed by the Tenant and lodged with the Land Manager and another copy has been handed to the Tenant.

Excavation.

6. THE Tenant shall not make any excavation upon any part of the Plot nor remove any stone and sand gravel clay earth or other materials therefrom except so far as may in the opinion of the Trust Engineer or the Land Manager be necessary for the construction of the buildings and works to be executed as hereinafter mentioned.

Period for construction and description and cost of building.

7. THE Tenant shall within the period of_____ months from the date of possession at his own expense erect on the Plot and cover in and complete fit for immediate occupation buildings to be used for_____ only together with suitable offices drains entrance gates and boundary fences or walls and other works with the best materials of their several kinds and in conformity in every respect with the

Plans and Specifications approved as aforesaid and under the inspection and to the satisfaction of the Trust Engineer AND shall remove and replace any materials brought on the Plot or used in any of the said buildings or works the Trust Engineer shall require to be removed or any workmanship which he shall consider bad or improper AND shall expend on the said buildings and works Rs. _____ at the least.

Boundary Walls or Fences.

8. THE Tenant shall erect the boundary walls and fences shown on and in accordance with the approved Plans except those which shall have been erected by adjoining Tenants or Lessees. When a boundary wall or fence is common to two of the Board's plots the cost of the erection and maintenance of such wall or fence shall be shared between the Tenants or Lessees of such plots as the Trust Engineer (whose decision shall be final) shall determine.

Inspection.

9. THE Board and the Trust Engineer and the Land Manager and all persons authorised by them or any of them may at all reasonable times enter upon the Plot or any part thereof and inspect the buildings and works erected or in course of erection thereon.

Insurance.

10. THE Tenant shall so soon as the main buildings shall be roofed in insure in the joint names of the Board and of the Tenant against loss or damage by fire and thenceforward until the granting of the Lease as hereinafter provided keep insured against loss or damage by fire in an office to be approved by the Board all the buildings and works on the Plot in three-fourths at the least of the value which such buildings and works will have when completed (such value to be estimated by the Trust Engineer) AND shall on request produce to the Board or their Agent the Policy or Policies of Insurance and the receipts for premiums AND shall forthwith apply all monies received by virtue of such Insurance in rebuilding or reinstating the buildings and works destroyed or damaged AND shall make up out of the Tenant's own money any deficiency therein so that such destruction or damage shall be completely made good by him.

Assignment and underletting.

11. THE Tenant shall not (except by way of mortgage subject to the terms of this agreement) assign underlet or part with his interest under or the benefit of this Agreement or any part thereof without the previous consent of the Board AND in case of any permitted assignment the Tenant shall nevertheless continue liable to the Board for the performance of the several stipulations herein contained until the grant of the Lease hereinafter mentioned.

Tenant not to remove building materials.

12. All building materials and plant which shall have been brought upon the Plot by or for the Tenant for the purposes of erecting such buildings as aforesaid shall be considered as immediately attached to the Plot and no part thereof (other than defective or improper materials removed for the purpose of being replaced by proper materials shall be removed therefrom without the previous consent of the Board or the Trust Engineer until after the grant of the completion certificate under clause 16 hereof.

Terms of occupancy and rent prior to grant of Lease.

13. THE Tenant shall from the date of possession to the date of the Lease hereinafter mentioned hold the Plot as tenant-at-will to the Board at the same rent and subject to the same covenants and conditions as far as applicable as the Plot would be subject to had a Lease been actually granted (save that until the expiration or sooner determination under Clause 15 hereof of a period of twelve months from the date of possession the rent shall be One Rupee if demanded) and the Board shall have all remedies by distress or otherwise for rent in arrear that are incident to the relation of Landlord and Tenant but nothing herein contained shall be construed as creating a legal demise or any greater interest in the Tenant than a tenancy-at-will. The Tenant shall from the date of possession and until the grant of such Lease pay to the Board all rates taxes charges and other outgoings payable in respect of the Plot. The rent is payable on the first day of the third month of each quarter namely on the_____

Free period.

Title.

14. THE Tenant shall not require any title to be shown to the premises to be demised as aforesaid and the title of the Board shall not be investigated questioned or objected to in any way whatsoever.

The Lease.

15. SO soon as the Trust Engineer has certified that the main building has been roofed in to the satisfaction of the Trust Engineer the Board shall if this Agreement has not previously been determined grant to the tenant or to any nominee of the Tenant, who may be approved by the Board and the Tenant or such nominee shall accept a Lease of the Plot with the buildings thereon for the term of 999 years from the date of possession at the yearly rent of Rs._____ except for the period during which nominal rent only is payable under this Agreement. PROVIDED NEVERTHELESS that no portion of any building erected on the Plot shall be occupied inhabited or used (without the previous consent of the Board) until the Trust Engineer and the approved Architect shall have certified in writing that the whole of the buildings and works have been completed in accordance with this agreement. The period (if any) unexpired during which a nominal rent is payable hereunder shall determine upon the date on which any portion of any building is occupied inhabited or used.

Building not to be occupied before completion.

Form of Lease.

16. THE said Lease shall be prepared by the Board's Solicitors and shall be in the form hereto annexed. The Tenant and the approved nominee (if any) shall execute the said Lease and Counterpart. A Lease to a nominee shall state the consideration moving from the nominee to the Tenant.

Costs.

17. THE Tenant shall pay the costs of and incidental to this Agreement and the duplicate thereof and the Lease and Counterpart. Upon such payment the balance (if any) of the sum of Rs. 200 which the Tenant has paid in advance on account of costs shall be returned to the Tenant.

Application of Deposit.

18. UPON due compliance by the Tenant with all his obligations under this Agreement the deposit shall be paid or transferred to the Tenant or may at the option of the Board be retained by the Board in or towards satisfaction of any rent then due under this Agreement.

Power to re-enter.

19. IF the said buildings shall not be completed and fit for occupation within the time herein limited (time in this respect being of the essence of the contract) or if the Tenant shall in any other way fail to perform and observe the stipulations on his part herein contained or referred to whether or no the whole or any part of the deposit has been, appropriated by the Board in or towards satisfaction of any claim by the Board against the Tenant and it shall be lawful for the Board or any officer or servant of the Board on behalf of the Board to re-enter upon and take possession of the Plot and all buildings and erections fixtures materials plant chattles and effects whatsoever thereon and to hold and dispose thereof as the property of the Board and as if this Agreement had not been entered into without making to the Tenant any compensation or allowance for the same and this Agreement shall thereupon cease but the rights given by this clause to the Board shall be without prejudice to any other rights remedies or claims of the Board against the Tenant and it is hereby expressly agreed that notwithstanding any such default as aforesaid the Board may in their discretion give notice to the Tenant of their intention to enforce the Tenant's stipulations herein contained and may fix any extended period for the completion of the said buildings and works in substitution for the said period of _____ months and thereupon the obligations hereunder of the Tenant to complete the same and to accept a Lease shall be taken to refer to such extended period.

Extension of time.

Notice, &c.

20. ALL approvals consents and notices to be given under this Agreement shall be in writing and (save as to such as are hereinbefore otherwise provided for) shall be signed by the Trust Engineer the Secretary of the Board or the Land Manager and any notice to be given to the Tenant shall be considered as duly served if the same shall have been (*a*) delivered to the Tenant or the Approved Architect or (*b*) left for or posted addressed to the Tenant or the Approved Architect at the usual or last known place of residence or business in Bombay of the Tenant or of the Approved Architect or at the Plot or if the same shall have been (*c*) affixed to any building or erection whether temporary or otherwise upon the Plot.

21. THE marginal notes hereto shall not affect the construction hereof. *Marginal Notes.

IN WITNESS whereof the Common Seal of the Board has been hereunto affixed and the Chairman of the Board has as required by law hereunto set his hand and the Tenant has hereunto set hand the day and year first above written.

THE FIRST SCHEDULE.

(Here set out are particulars of the Cash and/or Securities deposited.)

NOTE.—The amount or value of the Deposit must not be less than the amount of two years' rent.

THE SECOND SCHEDULE.

(Being a description of the land herein referred to as "the Plot.")

ALL THAT land situate on the _____ side of _____ in the City and Island and Sub-Registration District of Bombay which has been computed to contain _____ or thereabouts and which is bounded on the _____

_____

and is delineated on the plan hereto being thereon surrounded by a red boundary line and is assessed by the Collector of Land Revenue under New Survey No. _____ and by the Municipality under Ward No. _____ and Street No. _____ and is now _____

NOTE.—Here insert "Vacant" or "in the occupation of ..... " (See definition of date of possession in Clause I.)

SEALED with the Common Seal of the Trustees for the Improvement of the City of Bombay in the presence of _____ and _____ Two of the Trustees of the Board.

_____

SIGNED by _____ the Chairman and SEALED with the Common Seal of the Board which was affixed in the presence of _____ and _____ Two of the Trustees of the Board who have attached their signatures in token that the same was sealed in their presence in the presence of _____ Secretary of the Board.

_____ Chairman of the Board.

WITNESS to the Signature of the said _____

_____

THE LEASE FORM ABOVE REFERRED TO.

THIS INDENTURE made the _____ day of _____ in the Christian year One Thousand Nine Hundred and _____ BETWEEN THE TRUSTEES FOR THE IMPROVEMENT OF THE CITY OF BOMBAY a Corporation constituted by the City of Bombay Improvement Act 1898 (hereinafter referred to as "the Board" in which expression are included unless such inclusion is inconsistent with the context their Successors and Assigns) of the one part and _____ in the said City of Bombay _____ Inhabitant (hereinafter referred to as "the Lessee" in which expression are included unless

133651

such inclusion is inconsistent with the context his Heirs Executors Administrators and Assigns) of the other part WITNESSETH that in consideration of the moneys which have been (or shall be) expended in the erection of the buildings hereinafter mentioned and of the rent and Lessee's covenants hereinafter reserved and contained THE BOARD do hereby demise unto the Lessee ALL THAT piece of land situate on the_____ _____in the City and Island and sub-registration district of Bombay which piece of land contains a total area of_____square yards or thereabouts and is bounded on the_____and is with the dimensions thereof delineated on the Plan drawn hereon in which Plan the boundary line is coloured_____ AND also the buildings erected [or in part erected] on the land hereby demised AND which said premises are assessed by the Collector of Land Revenue under New Survey No._____ and are assessed by the Municipality under Ward No._____Street No._____ and are now in the occupation of_____SUBJECT to all rights of way drainage and other easements which any person is entitled to over in or under the premises TO HOLD unto the Lessee from the _____day of_____One Thousand Nine Hundred and_____for the term of Nine Hundred and Ninety-nine years PAYING therefor up to the_____day of_____ One Thousand Nine Hundred and_____the yearly rent of One Rupee if demanded and during the remainder of the said term the yearly rent of Rupees_____ without deduction by equal quarterly payments on the first day of the third month of each quarter namely on the_____day of_____ the_____day of_____ the_____day of_____ the_____day of_____AND ALSO in case of the determination of the said term during any quarter before the rent for that quarter has been paid then PAYING a proportionate part of the quarter's rent in respect of the portion of the quarter elapsed at the time of such determination AND the Lessee so as to bind his assigns as well as himself and his heirs executors and administrators doth hereby COVENANT with the Board their successors and assigns as follows :—

1. DURING the said term to pay the rent hereinbefore reserved upon the day and in manner aforesaid AND ALSO to pay all rates taxes charges outgoings and assessments whatsoever which now are or may at any time hereafter during the said term be charged on the demised premises or on the Landlord or Tenant of the same in respect thereof.

2. Not to use or permit to be used such portion of the land hereby demised and shall for the time being be unbuilt upon for any purpose whatsoever other than as a garden or open space without the previous consent in writing of the Board.

2A. TO forthwith erect and finish on the demised land to the satisfaction of the Board or the Engineer of the Board (hereinafter referred to as "the Engineer" in which expression are included the Engineer of the Board for the time being and any other person for the time being authorised by the Board to perform the functions of the Engineer under these presents) buildings of such class elevation specification and design as have been [or shall be] approved of by the Board and to expend thereon the sum of Rupees_____at the least.

3. NOT to pull down add to or alter any buildings or other erections at any time on the land hereby demised nor to erect any other erection or building thereon without the previous consent in writing of the Board or the Engineer.

4. TO make maintain and keep in repairs all drains sewers and gutters on and leading from the demised premises to the satisfaction of the Board and the Municipal Commissioner and to the like satisfaction to lead all such drains into the drain or sewer in the road or rear or service passage upon which the demised land abuts and at all times during the continuance of this demise to observe and conform to all such rules of the Board as may be in force and to all provisions relating to drains of the City of Bombay Municipal Act 1888 and any legislative amendment or re-enactment thereof and the bye-laws thereunder

for the time being in force AND to pay to the Board on demand the share which the Engineer (whose decision shall be final) shall determine to be payable by the Lessee of the whole cost of construction maintenance and repair of the said drains or sewers in the rear or service passage throughout its length. Such share to bear the same proportion to the total cost as the area of the demised land shall bear to the total area of the Board's Plots abutting on the said service passage.

5. NOT to make any excavation upon any part of the land hereby demised nor remove any stone sand gravel clay earth or other materials therefrom.

6. WHENEVER necessary well and substantially to uphold repair support pave cleanse paint including all usual and necessary internal and external painting colour and white-washing and amend all the buildings walls fences sanitary conveniences and improvements now or hereafter on the demised land and in all respects keep the same respectively in good and substantial repair and condition and to peaceably leave and yield up the same respective premises so repaired and kept at the expiration or sooner determination of the said term.

7. TO permit the Board or the Engineer and the officers workmen or others employed by them from time to time and at all reasonable times during the said term to enter upon any part of the said premises to inspect the condition of the same PROVIDED NEVERTHELESS that the Board shall give to the Lessee forty-eight hours' previous notice of their intention so to do before making such entry and inspection.

8. IN the event of any enclosing party or other wall or fence being common to the demised premises and any adjoining premises of the Board to pay to the Board on demand the share which the Engineer (whose decision shall be final) shall determine to be payable by the Lessee of the cost of erecting repairing restoring and reinstating any such wall or fence.

9. TO use the _____

_____

only and in particular not to use the said premises or any part thereof or permit the same to be used as a public house or liquor shop or for any business trade occupation or purpose whatsoever other than as aforesaid without the previous consent in writing of the Board and not at any time to permit stables factories workshops workplaces or the storage of old building materials on the demised land AND not to do or suffer to be done on the said premises anything which may be or become noisome injurious or offensive to the tenants of any adjoining houses.

10. THROUGHOUT the said term to insure and keep insured against fire all buildings now or hereafter on the demised land in three-fourths at least of their full value in the joint names of the Board and of the Lessee in some respcnsible Insurance Office approved of in writing by the Board or the Land Manager of the Board and whenever requested to produce all policies for the time being in force and the receipts for the premiums thereon for the current year to the Board or their Agent and if any building on the demised land shall be destroyed or damaged by fire then to lay out all money received under the insurance aforesaid in rebuilding or reinstating such buildings as hereinafter provided and if the money so received shall not be sufficient for that purpose to pay and make up the deficiency and in case the said premises shall not be kept so insured as aforesaid or the policies and receipts shall not be so produced as aforesaid the Board may but shall not be bound to make or renew such insurance in the name of the Board alone in which case all payments made by the Board in respect thereof shall be repaid to them by the Lessee and in case of non-payment thereof by the Lessee upon demand by the Board the amount so due by the Lessee shall be deemed to be rent in arrear and the Board may distrain therefor on the demised premises.

11. WHENEVER during the said term the said buildings or any part thereof respectively shall be destroyed or damaged whether by fire or hurricane or by any other means to forthwith rebuild reinstate and repair the same in accordance with the plans and specifications approved by the Board for the buildings destroyed or damaged under the direction and to the satisfaction of the Engineer and to continue to pay the rent hereby reserved as if no such destruction or damage by fire hurricane or otherwise had happened.

12. SO often as the paid premises or any part thereof shall by assignment or by death or by operation of law or otherwise howsoever become assigned or transferred for the whole of the term hereby granted to cause every assignment and every Probate of a Will or Letters of Administration Decree Order Certificate or other document effecting or evidencing the assignment or transfer to be left within four calendar months after the date of such document and for seven days at least at the office of the Solicitors for the time being of the Board for the purpose of registration in the Board's Estate Registers.

13. TO indemnify and to keep indemnified the Board against all claims demands suits decrees or awards which may be made brought or passed against the Board in respect of any interference by the buildings erected for the time being upon the demised premises with any easements or amenities appertaining to the property of any person or persons adjoining or adjacent to the said demised premises.

PROVIDED ALWAYS AND IT IS HEREBY AGREED as follows:—

(1) IF and whenever any part of the rent hereby reserved shall be in arrear for a space of thirty days whether the same shall have been legally or formally demanded or not and also if and whenever there shall be a breach of any of the covenants by the Lessee herein contained the Board may re-enter upon the said premises or any part of the said premises in the name of the whole and immediately thereupon this demise and all rights of the Lessee hereunder shall absolutely determine.

(2) IN all cases where the consent of the Board or the Engineer is required to any alteration of or addition to the buildings or other erections on the demised land or to any variation of user of any portion thereof such consent may be given upon the terms of payment by the Lessee of any fine or premium or otherwise as may be agreed between the parties.

(3) ANY notice to be given to the Lessee_____under the terms of these presents or in connection with the demised land shall be considered as duly served if the same shall have been delivered to left for or posted addressed to the Lessee or_____ Agent or any one of the persons (should such person be more than one) to whom such notice should be delivered at the usual or last known place of residence or business in Bombay of the person served or on or at any part of the demised land or if the same shall have been affixed to any building or erection whether temporary or otherwise upon the demised land.

(4) THE following Sub-sections of Section 108 of the Transfer of Property Act 1882 shall not apply to the rights and liabilities under these presents of the Board and the Lessee _____ respectively namely Sub-sections (*a*), (*b*), (*c*), (*e*), (*f*), (*g*), (*h*), (*j*), (*m*), (*o*) and (*p*).

(5) NOTHING herein contained shall prevent the Board or their Lessees or Tenants from erecting buildings close to or adjoining the boundary of the land hereby demised (except where the same abuts on any Road or Street) and that although such buildings may as to the demised premises obstruct light or air.

(6) IF the Lessee shall before the expiration of Five Years from the date hereof give to the Board six Calendar Months' Notice in writing expiring within the aforesaid period of the desire of the Lessee to commute the rent payable hereunder the Board shall on the expiration of such Notice if this Lease shall be then subsisting and upon payment to the Board of the sum of Rupees _____ together with interest thereon at the rate of six per cent. per annum from the expiration of such notice to the completion of the Surrender and new Lease hereinafter mentioned and of all rent hereby reserved up to such expiration and upon execution by the Lessee and all other necessary parties of the Surrender of the Lease grant and the Lessee shall accept a new Lease of the premises hereby demised for the residue unexpired of the term hereby granted at the yearly rent of One Rupee and subject to the same covenants on the part of the Lessee (other than the covenants for the payment of rent and to insure) and conditions as are herein contained or referred to (other than this proviso). Such Lease and the Counterpart thereof shall be executed by the Lessee and such Surrender and new Lease shall be prepared by the Solicitors to the Board and the costs of and incidental to the Surrender and new Lease and the Counterpart thereof shall be borne by the Lessee.

AND the Board do hereby for themselves covenant with the Lessee that the Lessee paying the rent hereby reserved and performing and observing all the covenants and agreements hereinbefore contained or referred to may hold and enjoy the said premises during the said term without any interruption by the Board or any person claiming under them.

IN WITNESS, &c.

(*Note.*—The form has been approved by the Board in T. R. No. 220, dated 19th November 1912.)

APPENDIX **M 4.**

(*Referred to in para. 29 of Report.*)

RULES FOR THE REGULATION OF GALLERIES IN SHOPS ON TRUST'S ESTATES.

Excerpt from the Proceedings of a Meeting of the Trustees for the Improvement of the City of Bombay, held on the 21st January 1913.

9. Considered the following Report of the Plans Committee, No. 1, dated 10th January 1913.

Rules for the Regulation for Galleries in Shops on Trust Estates.

We have had under consideration, with reference to Trustees' Resolution No. 164, dated 28th August 1912, the rules for the regulation of galleries in shops on Trust Estates, and beg to recommend that the following rules be adopted :—

(1) Galleries shall not be permitted in shops of which the width is less than 10 feet in any part.

(2) No gallery shall be allowed in shops of less than 14 feet in height.

(3) No galleries shall be permitted in any shop unless the back of the shop is satisfactorily ventilated.

(4) The total gallery area in any shop shall not exceed ⅓rd the total floor area of the shop.

(5) The underside of every gallery shall not be less than 7 feet above the floor of the shop nor shall there be less height between the floor of the gallery and the ceiling of the shop than 6 feet.

(6) In no case shall a gallery be permitted within 6 feet from the front wall of the shop.

(7) Where there are galleries on opposite sides of the shop, a space of not less than 5 feet shall be left clear between them.

After discussion further consideration was postponed.

Item 9 of the Proceedings of the Board Meeting of the 31st January 1913.

9. Resumed consideration, with reference to Item 9 of the Proceedings of the Board, dated 21st January 1913, of the Report of the Plans Committee, No. 1, dated 10th January 1913, regarding the rules for the regulation of galleries in shops on Trust Estates.

After discussion further consideration was postponed.

Excerpt from the Proceedings of a Meeting of the Trustees for the Improvement of the City of Bombay, held on the 4th February 1913.

7. Resumed consideration, with reference to Item 9 of the Proceedings of the Board, held on 31st January 1913, of the Report of the Plans Committee, No. 1, dated the 10th idem, regarding rules for the regulation of galleries in shops on Trust Estates.

RESOLUTION No. 24.—The report is adopted.

APPENDIX **M-5.**

(Referred to in para. 29 of Report.)

RE-ORGANIZATION OF DEPARTMENTS.

Excerpt from the Proceedings of a Meeting of the Trustees for the Improvement of the City of Bombay, held on the 9th April 1912.

2. Considered the following report of the Finance and Establishment Committee, No. II, dated 1st April 1912 :—

Re-organization.

Appendix A. 1. In our last four meetings we have had under consideration the appended note by the Chairman containing his proposals for the re-organization of the Land Manager's Department.

Appendix B. 2. It will be seen from the appended extracts from our proceedings that we are not unanimous. This report represents the views of four of us, the other two, the Hon. Sir Ibrahim Rahimtoola and Mr. D. E. Wacha, have been invited to explain their views in separate minutes of dissent.

Appendix C. 3. For the information of the Board we append copy of Trustees' Resolution No. 94 of 6th April 1909 in the preamble of which is printed a note by Mr. Dunn setting out the original proposals for re-organization that were referred to us for consideration.

4. It is important that the Board's decision in this matter should be given at an early date, because, if, as we strongly recommend, the Board decide to retain Mr. Delves in their service, satisfactory terms must be offered to him before the 12th instant, as that is the latest date on which he can apply for a post which he has been invited to take up on the staff of the Calcutta Improvement Trust on Rs. 1,500—50—1,750.

5. It will be seen from our proceedings that we approve of the Chairman's proposals except on the following four points :—

(1) We do not think that the Land Manager should be Secretary. We think it important that there should be an independent officer through whom the proposals from the Engineer and the Land Manager should reach the Chairman. This officer should have all the purely secretarial duties of the present Secretary, in addition to the supervision of accounts and record work proposed in the Chairman's note, paras. 3 and 10, for the Chief Accountant. Thus, instead of making the Land Manager Secretary and employing a separate Chief Accountant as proposed by the Chairman, we would retain the office of Secretary and Chief Accountant ; but, in consideration of the transfer of much important work from the Secretary to the Land Manager, we think it will suffice to employ a Secretary of lower status on a pay of Rs. 500—50—800.

(2) We think that Mr. Delves should receive a personal allowance of Rs. 250 instead of the Rs. 300 proposed by the Chairman, in order that his total emoluments may be the same as those of the Engineer instead of Rs. 50 higher.

(3) The Chairman proposes that the Land Manager's pay should be raised to the same maximum of Rs. 1,750 which has been adopted in Calcutta. This proposal is based on the assumption that the Land Manager will be, as in Calcutta, a trained Estate Agent, and we think that so long as the post is held by the present incumbent, Mr. Bharucha, who is not a trained Estate Agent, the maximum pay should be limited to Rs. 1,500.

(4) For the trained Surveyor to be now obtained from England, we propose pay Rs. 600—50—800. It is unnecessary to raise the maximum to Rs. 1,000 as the Deputy Land Manager's post, starting on Rs. 1,000, will be available for the newcomer on Mr. Bharucha's retirement some four years hence.

6. Subject to the modifications indicated above we recommend the Chairman's proposals for adoption by the Board. The financial effect is indicated in the appended statement comparing the present establishment with that now proposed. It will be observed that the initial cost of establishment under these proposals will be Rs. 6,700 per month, *i.e.*, Rs. 1,200 per month less than that of the existing establishment. The minimum pay of the establishment concerned is raised by these proposals from Rs. 5,650 to Rs. 6,250, the maximum from Rs. 7,450 to Rs. 8,500, but it is probable that long before this maximum is reached, it will be possible to abolish one of the Assistant Land Managers, thereby saving Rs. 800 per month. Appendix D.

7. The general idea underlying these proposals is that a new stage in the development of the Trust's work has now been reached, in that the Trust have become possessed of large estates which require the most careful development and the most efficient management in order to successfully attract population to them and convert them from agricultural into building estates.

To this end, we think, it will be more essential in the future than in the past that the Trust should strengthen their staff by securing the services of Surveyors trained in Estate management ; and we would, therefore, have recommended the proposed re-organization for adoption, not necessarily at once, but certainly in the near future, even if the question of entering into a fresh agreement with Mr. Delves had not been before us. But as Mr. Delves's present agreement with the Trust terminates on 8th November 1912, and he has given us notice of his intention to leave us in order to better his prospects, unless we are prepared to better his prospects here, we are strongly of opinion that the question of

re-organization should be no longer deferred, but should be decided at once, so that the opportunity may be taken to secure Mr. Delves, who is an exceptionally able man, as the Trust's Permanent Estate Agent.

We understand that if our proposals are adopted, Mr. Delves is prepared to remain with the Trust and will not apply for the Calcutta post.

APPENDIX A.

Note by the Chairman on the Re-organization of Land Manager's Department.

1. After full consideration of the many suggestions that have been made, as regards the question of the re-organization of the Land Manager's Department, which was referred to the Finance Committee for consideration by Trustees' Resolution No. 94 of the 6th April 1909, I am in favour of not only dividing the Land Manager's Department into two branches, as suggested by Mr. Dunn, but also doing without a separate Secretary and making the Land Manager Secretary. Further, I would abolish the post of Deputy Engineer and transfer the work of development of Estates to the Land Manager, leaving with the Engineer's Department only what is purely Engineer's work. The details of my proposals will be gathered from the appended statement of existing and proposed establishments.

2. In columns 6 and 7 of the statement is shown the proposed establishment as it will be ultimately; but, so long as Mr. Delves is upon it as Deputy Secretary, I propose to give him a personal allowance of Rs. 300 per mensem so as to induce him to remain with us, at any rate till a trained successor, whom we must get out from England in his place, has been working under him sufficiently long to acquire that local experience, the want of which will disqualify him to step into Mr. Delves's shoes at once. Mr. Delves came to us in 1903 with special qualifications acquired by training in England (1) as a Valuer, and (2) as a Surveyor and Estate Manager. We have used him until recently almost entirely as a Valuer, and there is no doubt that his work for the Trust as such has been worth far more than the Trust have ever paid him. He is rightly keen on keeping up with his profession by having work to do in his second capacity as Surveyor and Estate Manager, and he has correctly pointed out that, when the term of his first agreement expired, he was induced to renew it by the assurance that in a year or so he would be the head of the then contemplated Estates' Branch of the Land Manager's Department, entrusted with all the important work which an Estate Agent does in England, including the laying out and development of the Estates, the determination of periods of leases and rate of demolition, negotiating with applicants for permanent or temporary leases, and so on. To give Mr. Delves the opportunity to show what he could do in this direction, I got him temporarily relieved of some part of his acquisition work on two occasions (1) to give him time to work up the scheme for a road from Crawford Market to Sandhurst Road, and (2) to give him time to work out a development for the Dadar-Matunga Scheme, and he has done these two pieces of work with as marked ability as has characterized his acquisition work. The Calcutta Improvement Trust are most anxious to secure Mr. Delves's services and are even willing to pay him Rs. 1,500 straight away. Mr. Delves has given us notice of his intention to leave us on 8th November 1912; but he would prefer to stay in Bombay, if that does not involve too heavy a sacrifice in salary; and, in my opinion, the Rs. 300 per mensem spent to retain him here will be thoroughly well invested. It will bring Mr. Delves's salary as Deputy Secretary up to Rs. 1,300 which will be Rs. 50 less than the Secretary's for the first five years. It will then remain fixed at Rs. 1,550; but Mr. Delves can look forward to succeeding Mr. Bharucha, when he will again draw increments of Rs. 50 per annum till he reaches the maximum of Rs. 1,750, which is the maximum pay in Calcutta reached in five years.

3. I must now justify my proposal to make the Land Manager Secretary. In the earliest stages of the Trust, when the Trust's Estate was comparatively small, the importance of the Land Manager's post was not so great as that of the Secretary, and it was unnecessary that the Secretary should be a trained Estate Manager. But now that our rent-roll has risen to something over 15 lakhs (£100,000) per annum and the area of our Estate to nearly 2½ square miles, the Land Manager's post is far the more important of the two. Mr. Delves has pointed out that, when an Estates Branch, as he calls it, is created, the Head of that Branch ought to have the Lease Clerks and all work in connection with leases and agreements under him. This will leave very little important work with the Secretary, beyond the supervision of accounts and records which, in my opinion, may well be left to some one of the standing of an accountant or a Superintendent in the Secretariat on 300 to 400 rupees: the saving in the pay of the Secretary may well be utilized in providing for the extra establishment required for the management of our growing estates.

4. Ultimately, the Secretary should be a *trained* Estate Agent at the head of what is now called the L. M.'s Department, and we should have under him as Deputy another trained man ready to take his place. This position cannot be reached just yet, because there is Mr. Bharucha who is not a trained Estate Agent, but has done very well in the work so far over Mr. Delves in his Department: and I do not think we should be justified in reversing their positions. They will divide the work of Estate Management between them, Mr. Delves taking *inter alia* the work of laying out estates for which he is specially qualified. The combination of Mr. Bharucha's abilities with those of Mr. Delves will make the re-organized Secretary's Department a very strong one.

5. The increase of supervisional work in what is now called the L. M.'s Department consequent on the transfer of lease Clerks to it, will be considerable: but I do not think it will be more than the L. M. and his Deputy can manage, if their establishment is strengthened by the addition of a trained hand from England, who will give Mr. Delves that relief from land acquisition work which he requires in order to be able to devote more time to Estate Management. I learn from England that in consequence of the great demand for surveyors and valuers which has been created by the New Land Acts it is impossible to secure the services of good men for India at so low a rate of pay, *viz.*, Rs. 450, as Mr. Delves came out to us on. I, therefore, propose for the new hand pay of 600-50-700 for the first three years. The increments should then be Rs. 100 per annum up to Rs. 1,000.

6. I have considered the question whether the present Assistant Land Managers, Messrs. Samson and Matbar, can be considered fit to take Mr. Delves's place when he leaves us; and I have come to the conclusion that, in view of the important place that Estate development and management must henceforth take in the work of the Trust, consequent on our Parel, Dadar-Sion, and East Agripada estates becoming ripe for development, it is essential that we should have a qualified Surveyor trained in Estate Management ready to step into Mr. Delves's shoes. No such trained hand is available here, so we must without delay get one from England. But Messrs. Samson and Matbar have both done very good work for the Trust in acquisition cases and have both gained great experience which renders their services far more valuable to the Trust than they originally were. Their five years' agreement will terminate on 30th April 1914 and 13th April 1913, respectively, and I think the annual increment of Rs. 50 should then be continued up to a maximum of Rs. 800. By the time this maximum is reached, acquisition work will probably have decreased and either or both of these gentlemen may by then have gained sufficient experience in Estate Management under Mr. Delves's coaching to be capable of stepping into the shoes of the new man from England should he retire.

7. Turning now to the proposal to abolish the Deputy Engineer's post, the development of our Estates has hitherto been left mainly to the Engineer, as Mr. Kent has a special aptitude for this work; but his successors may not have it; and, on the whole, I think it will be better

to make a permanent trained Surveyor and Estate Agent responsible for this work and leave the Engineering branch, as is usual in England, to carry out purely engineering works, such as road-making, demolition of buildings, and so on. There will be an advantage in having for development work our own employé, whom we can reckon on keeping for many years, instead of an Engineer borrowed from Government, whom we cannot afford to keep when he demands the high salary he would get in Government service. Mr. Kent with his highly developed artistic tastes has been of the greatest use to the Trust in the struggle against the purely utilitarian tendencies of the average architect in Bombay, but now that we have a good architect on our staff, an Engineer with a penchant for architecture is not indispensable, and I agree with a recommendation put on record by Mr. Dunn that Mr. Watson is quite fit for our Engineer's post.

When there was no architect and the Engineer was entrusted with the collection of revenue from acquired properties and work requiring the Engineer's personal supervision were more numerous than they are now, the Engineer could not do without a Deputy. The relief he got from 1st April 1910 by the transfer of revenue collection to the Land Manager, was counterbalanced by his having to work out the development of the Estates in the north of the Island. Since then he has got further relief by the appointment of an architect; and now that there are few works in progress, the Deputy Engineer has so little to do that, when development work is transferred to Mr. Delves, the work remaining for the Engineer and his Deputy will be well within the capacity of Mr. Watson alone to manage, and it will not be necessary to give him the specially high salary that Mr. Kent now draws. The scheduled pay of the post Rs. 1,250—50—1,500 will be ample.

8. The Trust are fortunate in having as Senior Assistant Engineer a man of the capacity of Mr. Katrak. He has been drawing his maximum pay since 1st April 1910, and I think he should get an increase. Opportunity may therefore be taken to raise the grade of the Senior Assistant Engineer, now that there is no grade between the Senior Assistant and the Engineer, I think it should be raised to Rs. 600—50—800 on the date of the abolition of the Deputy Engineer's post.

9. We have granted Mr. Delves 6 months' leave, which he will probably take from the end of April; and I think it is important that we should secure a successor to him in his capacity as valuer as soon as possible, so that on the re-appointment of a second Special Collector, probably in August, there may be a trained Valuer to assist the two Assistant Land Managers in acquisition cases in the absence of Mr. Delves. The re-organization, as a whole, need not however come into full operation till 1st April 1913 when Mr. Shilstone should, I think, be called upon to retire; but from the date of Mr. Delves's return next November, he should get Rs. 300 per mensem as personal allowance and should give his attention mainly to state management and the development of the estates in the north of the Island, his services as a valuer being utilized only in the most important of the acquisition cases. Mr. Kent will probably act for me, while I am on leave, and on my return Government will probably want him elsewhere. If so, Mr. Watson, who will have been acting for him as Engineer, will take his place permanently.

10. I propose that Government be asked to lend us the services of Mr. Correa as the first incumbent of the post of Chief Accountant. Mr. Correa is familiar with Trust finances, having been in charge of the audit for the last two years. He was specially deputed by Government to examine my financial forecast, and will therefore be of the greatest use to any new Chairman who may find the Profit and Loss Statements difficult to follow at first. A fresh forecast has to be submitted next year and every third following year, and Mr. Correa will be the Chairman's righthand man in preparing it. The Chief Accountant will, in addition to having charge of the Accounts Branch directly under the Chairman and independently of the Secretary, relieve the Secretary of the supervision of routine record work, so that the Secretary

may have more time to give to more important matters. Mr. Correa should take charge on 1st April 1913.

11. It will be seen from the appended statement that these proposals involve a net reduction in the monthly pay of the establishment concerned by Rs. 1,350, *i.e.*, 17 per cent. from Rs. 7,900 to Rs. 6,550. The ultimate maximum pay will be raised from Rs. 7,450 to Rs. 8,400; but probably before this maximum is reached it will be found possible on account of reduction in acquisition work to abolish the Assistant Secretary's post, in which case the maximum will be only Rs. 150 higher than it can be now.

Comparison of existing with proposed Establishment (vide *paras.* 1 *and* 2 *of Note*).

For					Substituted		
Serial No.	Post.	Schedule Pay.	Present Salary. Amount.	Present Salary. Date from which drawn.	Post.	Scheduled Pay.	Initial Pay.
1	2	3	4	5	6	7	8
		Rs.	Rs.			Rs.	Rs.
1	Secretary and Chief Accountant.	750—50—1,000	1,000+200 P. A.	25th Nov. 1898... 28th July 1904...	Chief Accountant and Superintendent.	(Triennial) 300—50—500	300
2	Land Manager ...	1,000–50–1,200	1,200	1st May 1907 ...	Secretary and Land Agent.	1,350–50–1,750	1,350
3	Dy. Land Manager.	650—50—950	850	1st April 1911 ...	Deputy Secretary...	1,000–50–1,250	1,000 + 300 P. A.
4	Engineer	1,250–50–1,500	1,500+200 P. A. + 300 P. & L. Con.	1st October 1911.	Engineer	1,250–50–1,500	1,250
5	Dy. Engineer ...	650—50—1,000	1,000	16th Nov. 1911...	No Deputy Engineer.	.....	.....
6	1st Asst. Engineer..	400—50—600	600	1st April 1910 ...	1st Assistant Engineer.	600—50—800	600
7	... ...	.....	.....	.....	1st Assistant Secretary.	600—50—700—100—1,000	600
8	1st Asst. Land Manager.	500—50—600	550	.....	2nd Assistant Secretary.	500—50—800	600
9	2nd Asst. Land Manager.	450—50—600	500	.....	3rd Assistant Secretary.	450—50—800	550
			7,200 +400 P. A. +300 P. & L. Con.				
		5,650—7,450	7,900			6,050—8,450	6,550

APPENDIX B.

Extract from the Proceedings of the Meetings of the Finance and Establishment Committee.

22nd March 1912.

The Committee discussed the subject of re-organization of Trust's staff generally, and after reading Chairman's note of 19th March 1912 up to end of para. 2 adjourned to 3-30 p. m., Monday next, the 25th instant.

25th March 1912.

The Committee completed the reading of the Chairman's note, dated the 19th March 1912.

Mr. Wardlaw-Milne proposed for the Chairman's consideration an alternative re-organization involving the retention of a separate Secretary instead of amalgamating the Secretary's work with the Land Manager's.

Sir Ibrahim Rahimtoola requested the Chairman to give detailed information as to what kind of work there would be for a trained Surveyor from England to do other than the laying out of Estates ; and suggested that the Engineer should have under him only two other Engineers instead of three as at present, and that there should be no increase of the numerical strength in the Land Manager's staff. He said, however, that he would be willing to let the Engineer's Department remain numerically at the same standard, if the Chairman thought that was necessary in view of the suggestion as regards the Land Manager's Department.

28th March 1912.

The Chairman read the main points in Mr. Dunn's note of the 11th March 1909 to show that Mr. Dunn, though an Engineer himself, had proposed that the laying out of the Board's Estates, the leasing of the plots and all other business usually performed by an Estate Agent should be entrusted not to an Engineer, but to a Surveyor trained in this class of work.

The Chairman then stated that he was ready to accept Mr. Wardlaw-Milne's amendment as to fixing the pay of the new trained Surveyor to be brought out from England at Rs. 650—50—800, it being unnecessary to continue the increments up to Rs. 1,000 as originally proposed, because by the time Rs. 800 is reached the post of Deputy Land Manager would have become vacant.

The Committee then considered the Chairman's proposal that the Secretary's work should be transferred to the Land Manager and decided that a Secretary independent both of the Engineer and the Land Manager was essentially necessary, though, in view of the reduction of his work by transfer of the Lease Clerks to the Land Manager's Department, it would be unnecessary to make his pay higher than Rs. 500—50—800.

The Committee then considered the question whether in future the Land Manager, rather than the Engineer, should be the Chief Officer of the Trust and undertake all the duties of an Estate Agent, including the development and laying out of estates and both the temporary and permanent leasing of plots.

Sir Ibrahim Rahimtoola was in favour of leaving all such work, except what the Land Manager now undertakes, in the hands of the Engineer, and asked the Chairman to prepare a statement for consideration of the Committee showing what work he would entrust to the Engineer under the re-organization he proposed.

1st April 1912.

The Chairman first gave the Committee a list of the various duties now performed by the Engineer and explained which would be transferred to the Land Manager and also read Mr. Delves's note as to what would be the duties of the trained Surveyor as Trust's Estate Agent.

The Hon'ble Sir Ibrahim then explained his views, the gist of which was that, though the lease clerks might with advantage be transferred to the Land Manager's Department, no more work should be transferred, but the Engineer should be left to lay out and lease plots and do all the other work that he does now and that in any case the Land Manager's maximum pay should be Rs. 1,500 and not Rs. 1,750.

Mr. Wardlaw-Milne was in favour of leaving all leasing, permanent or temporary, to the Land Manager's Department, but was doubtful whether the laying out of estates should not be left to a joint Committee of Engineer, Architect and Land Manager, rather than to any one of them in consultation with the other two.

The Chairman then put to the Committee the several issues set out in the list which had been circulated before the meeting as shown below :—

(1) Shall lease clerks and other estate management work be transferred from the Secretary's and Engineer's Department to the Land Manager's Department ?

(2) Shall arrangements be made to secure two trained Surveyors to be ultimately, on Mr. Bharucha's retirement, Land Manager and Deputy Land Manager respectively ?

(3) Shall pay of Land Manager be raised to Rs. 1,350—50—1,750 ?

(4) Shall Deputy Land Manager's pay be raised to Rs. 1,000—50—1,250 ?

(5) Shall a Personal Allowance of Rs. 300 per mensem be granted to Mr. Delves in order to retain his services till he can be made Land Manager ?

(6) Shall a trained Surveyor be forthwith obtained from England on Rs. 600-50-800 to be Deputy Land Manager on Mr. Bharucha's retirement ?

(7) Shall the maximum pay of two Assistant Land Managers be raised to Rs. 800 ?

(8) Shall the Secretary and Chief Accountant's pay be reduced to Rs. 500—50—800 ?

(9) Shall the Deputy Engineer's post be abolished ?

(10) Shall the First Assistant Engineer's pay be raised to Rs. 600—50—800 ?

On the first issue being put to the meeting, Sir Ibrahim said that he was not prepared to answer either yes or no, but would advise the Board in accordance with the views he had already stated to the Committee.

Mr. Wacha said that he agreed with Sir Ibrahim.

Sir Ibrahim and Mr. Wacha then left the meeting at 4-50 p.m., as they had engagements elsewhere.

The 4 remaining members of the Committee decided the issues as follows :—

Nos. 1 to 4 and 6 to 10 in the affirmative.

On No. 5 they decided that it would not be right for Mr. Delves to draw, by virtue of his Personal allowance, more than the Engineer, and that therefore his Personal allowance should be Rs. 250 instead of Rs. 300.

As regards issue No. 3, Messrs. Cadell and Wardlaw-Milne thought that, so long as Mr. Bharucha was Land Manager, the maximum pay of the post should be limited to Rs. 1,500.

APPENDIX C.

BOMBAY IMPROVEMENT TRUST,
SECRETARY'S OFFICE,
ESPLANADE ROAD.

EXCERPT from the Proceedings of a Meeting of the Trustees for the Improvement of the City of Bombay, held on the 6th April 1909.

19. Considered papers underlying Circular No. 68 of 1909 on the following memorandum by the Chairman, dated 11th March 1909 :—

Management of the Board's Estates.

It will be remembered that when the question of the renewal of Mr. Delves's agreement was before the Board and his appointment as Deputy Land Manager was sanctioned, I suggested that it would shortly be necessary to form a separate Department for the management of the Board's Estates to include laying out, drawing up the conditions, auction sales, applications, lease forms, collection of rents and all the other and sundry business which is usually performed by an Estate Agent or Steward. It was my idea that Mr. Delves, who has been specially trained in this class of work, should be placed at the head of such a Department which could be staffed by transfers from the Secretary's and Engineer's offices and could practically be done without additional cost to the Trust.

Under the present arrangement, the laying out of the Estates is done by the Engineer who also has charge of the forms of applications, leases, building conditions, etc., and who inspects the buildings in course of erection on the plots. The legal business, agreements, leases, etc., and the collection of rents and deposits is entrusted to the Secretary's office and no especially trained talent is engaged in any of these matters. Work in connection with all these various items of procedure has increased very rapidly, and we have now a very large area of land ready for disposal and shall, as time goes on, have a much larger area.

It seems to me that it is very necessary to place all matters in connection with our Estates after the Engineering work has been completed in the hands of a special Department whose business it will be to keep in touch with the investing public, to become acquainted with the peculiar requirements of different classes and different localities and to generally conduct matters in connection with our Estates in a regular and systematic manner. Under such an arrangement, it was my idea that the present Land Manager's Department would confine their attention to acquisition business, the Engineer and his Staff will be engaged on Engineering matters and the Secretary's office with the general administration.

It will be seen from the accompanying papers that this idea has found favour in the Engineer's as Secretary's branches, but the Land Manager has submitted a report which I am bound to say has very considerably modified my original ideas. His suggestion is that the whole of the work in question, *i.e.*, relating to the Board's Estates should be placed under his Department and not be separated from it. And on consideration of the arguments put forward by him, I am inclined to the opinion that this is really the proper Department to undertake it.

The work of acquisition, which now and for some years past, has practically engrossed the whole attention of the Land Manager's Department as at present constituted, must, in the nature of things, have slack periods, as well as busy periods, and it is quite conceivable that before many years are passed it may come to a standstill for some years at least. Under these circumstances our highly trained staff would have periods when they were not fully employed, and the percentage on the cost of Establishment on acquisition would become disproprotionately high and there might come a time when it would be necessary to altogether dispense with their services. The work of developing the Board's Estates, however, must go on increasing for probably the next 25 years at least; and, indeed, as the acquisition work diminishes, so will the work of management increase. The experience gained in the acquisition work as to values and methods of valuation and other kindred matters are essential factors in the proper management of the Estates, which have to be developed ; and the acquisition Staff is thus primed with the foundation necessary to adapt them for these other duties.

I am accordingly now inclined to the opinion that the proper course to take is to augment the Establishment of the Land Manager by drafts on those of the Secretary and the Engineer and to divide the Land Manager's Department into two branches—

(1) Acquisition Branch, and

(2) Estates Branch.

The Land Manager would of necessity be the responsible head of both, but I should assign the Deputy Land Manager, Mr. Delves, as head of the Estates branch and look to the Land Manager personally as special head of the Acquisition branch with the two Assistant Land Managers, Messrs. Matbar and Samson, as his Assistants in that branch. At any time when land acquisition became slack, one of these Assistant Land Managers might be employed in the other branch and eventually no doubt the whole Department would be engaged primarily on Estate business with acquisition work as a little more than incidental. The fact that this Department was itself actually managing and seeing to all the details of Estate work would give their evidence in acquisition cases much greater weight than it now has, just as on the other hand, their experience in acquisition cases would be of value in the Estate management.

In this connection, I would refer to a proposal which was made originally by Mr. Kemball and which has been pressed by Mr. Kent for the appointment of an *Architect to the Board. I have hitherto not seen my way to recommend the Board to make such an appointment. It appeared to me that, unless such an official were to unduly interfere with the practice of private architects, there would not be work to justify the pay it would be necessary to give him. I quite appreciate the great advantages that would accrue from such an appointment. We are undoubtedly responsible, in large measure, for the appearance of the portions of the City which we take in hand, and it is undoubtedly true that many of the buildings which have been erected on the Board's Estates have little, if any, pretensions to architecture. We have also had magnificent opportunities, such as Princess Street and Sandhurst Road for fine architectural effect, which circumstances have prevented us taking advantage of but which an Architect to the Board might have made a good deal of for the beautifying of the City. At the same time, it seemed to me that there would have been great opposition to the dictum of such an official, that lessees in Bombay are not yet educated up to the appreciation of good street architecture, and that we should have had greater difficulties than we already have in the disposal of our plots. But an opportunity is now offering when such an appointment might be contemplated with some advantage. The work of Architect, Surveyor an Estate Agent is very frequently combined in one person and generally is undertaken by two or more professional men working together as a Firm, and it would be undoubtedly advantageous to associate with the Manager of our Estates an Architect whose duty would be to suggest the laying out of Estates, the class of buildings for different localities on the Estates or for different Estates, to supervise construction and possibly to design types and assist generally with his advice.

Schemes I, II, IV and VII are now finished, Scheme III is well in hand and Scheme VIII is about sufficiently advanced for its development to be undertaken. There is thus not the same necessity as there was two years ago for so large a staff of Assistant Engineers. Mr. Pereira, who was engaged mainly with the idea of his taking charge of work in Schemes V and VI, but who meanwhile has been employed in Schemes II and VIII, has resigned his post. Mr. Henderson, who had charge of Scheme IV and Agripada and Nagpada, &c., has asked the permission of the Board to accept an appointment elsewere. In the present condition of the Engineering work, these officers can probably be spared without loss of efficiency, as we have meanwhile been training young subordinates to be able to carry out works without so much detailed supervision. It will, however, be essential that one Assistant should have charge of the north of the Island when we are able to commence Schemes V and VI hitherto delayed, owing to delay in acquisition due to the "Toka" difficulties. This means that

for the present two Assistant Engineers, in addition to Engineer and his Deputy will suffice, but that when Schemes V and VI are taken in hand, a third Assistant will probably be necessary.

It would not be unreasonable to replace the fourth Assistant by an Architect to be associated with the Land Manager and Mr. Delves in the management of the Board's Estates. This, however, is perhaps a question to be considered separately. The main subject now is the best arrangement to be made to improve the existing condition of affairs under which the work of the Estates is divided between the Engineer's and Secretary's offices. If the Board agree in principle with the suggestion to entrust this work to a branch of the Land Manager's Department, it will be necessary to go into details as to the re-distribution of Establishment and duties, and this will be taken up after the main subject has been discussed.

RESOLUTION No. 94.—To be referred to the Finance and Establishment Committee for consideration in the first instance.

APPENDIX D.

Comparison of existing with proposed Establishment (*vide* para. 6 of Committee's report).

Serial No.	FOR				SUBSTITUTE.		
	Post.	Scheduled Pay.	Present salary. Amount.	Present salary. Date from which drawn.	Post.	Scheduled Pay.	Initial Pay.
1	2	3	4	5	6	7	8
		Rs.	Rs.			Rs.	Rs.
1	Secretary and Chief Accountant.	755-50-1,000	1,000 +200 P. A.	25-11-98 28-7-04	Secretary and Chief Accountant.	500-50-800	500
2	Land Manager ...	1,000-50-1,200	1,200	1-5-07	Land Manager... ...	1,350-50-1,750	1,350
3	Deputy Land Manager.	650-50-950	850	1-4-11	Deputy Land Manager.	1,000-50-1,250	1,000 +250- P. A.
4	Engineer	1,250-50-1,500	1,500 +200 P. A. +300 P. & L. contn.	1-10-11	Engineer	1,250-50-1,500	1,250
5	Deputy Engineer ...	650-50-1,000	1,000	16-11-11	No Deputy Engineer ...	.....	.....
6	1st Assistant Engineer.	400-50-600	600	1-4-10	1st Assistant Engineer.	600-50-800	600
7	.....	.....	.....	.....	1st Assistant Land Manager.	600-50-800	600
8	1st Assistant Land Manager.	500-50-600	550	14-4-10	2nd Assistant Land Manager.	500-50-800	600
9	2nd Assistant Land Manager.	450-50-600	500	1-4-10	3rd Assistant Land Manager.	450-50-800	550
		5,650-7,450	7,200 +400 P. A. +300 P. & L. contn. 7,900			6,250-8,500	6,450 +250 P. A. 6,700

After discussion, consideration was postponed till Tuesday next, the 16th instant. It was decided that copies of Mr. Wacha's minute of dissent, which was received only just before the meeting, should be circulated to the Trustees as well as any dissenting minute that might be received in time from Sir Ibrahim Rahimtoola.

Excerpt from the Proceedings of a Meeting of the Trustees for the Improvement of the City of Bombay, held on the 16th April 1912.

4. Resumed consideration, with reference to Item 2 of the proceedings of the Board, dated 9th April 1912, of the Report of the Finance and Establishment Committee, No. II, dated 1st April 1912, regarding the re-organization of the Departments of the Trust.

Read the following Memo. of dissent by Mr. D. E. Wacha, dated 9th April 1912 :—

Before I proceed to record this note of dissent, I must seriously protest against the hot haste with which the Chairman has thought it fit to place the report of the Finance Committee on the Agenda for the Board Meeting on the 9th instant. It is unfair that before our dissent (my own and Sir Ibrahim's) could be prepared and forwarded to him, he should have hastened to include the subject in the list of business to be transacted at the meeting called on that day. It was on Thursday, the 4th instant, that I was asked in a memo. to furnish my dissent. Yet on the same day or the following there was this Agenda. It is clear that in his overzeal to rush through the matter the Chairman entirely forgot the ordinary courtesy he owed to a Trustee, namely, of waiting to append the dissenting Trustees' minute to the report of the majority of the Finance Committee. He had scarcely given me time to write it out. It cannot be that busy men, who discharge their public duty, in addition to their private business, can expedite a minute with the same celerity as the Chairman, whose sole and exclusive function is the work entrusted to him. Moreover, the Chairman, should have known that if he is a busy man the Trustees are also busy men. There has been since the date of the memo. an interval of 4 days on account of the Easter holidays during which all public offices were closed. It is a matter of regret, therefore, that before we were allowed even reasonable time to write out our minute of dissent, he should have circulated the majority report without appending our dissenting minutes.

Coming to the subject-matter itself, I may observe that it is true that in 1909 Mr. Dunn, the late Chairman, had suggested proposals for the re-organization of the Land Manager's establishment. At the same time, it should be remembered that they were of so ill-considered a character that they had to be hung up. The present Chairman observed to the Finance Committee that he intended at one time or another to bring up the proposals in a modified form for the consideration of that body in the first instance. Owing, however, to the notice to resign his post given by Mr. Delves, the matter had had to be brought up for consideration once for all. But for that precipitancy, perhaps, the subject would have still stood over till such time as it could be deliberated upon with maturity at leisure.

I have viewed the scheme from the very date of its original submission to the Finance Committee as altogether uncalled for, and in noway contributory to any larger efficiency of the Trust Estate as claimed for it by the Chairman. The very nature of the proposals put forward informed me that they were unnecessary. If at all, it is clear to my mind at least, that the scheme was put forward in the interest of an individual officer of the Trust, namely, Mr. Delves, the Assistant Land Manager. It could be read even between the lines of Mr. Dunn's original proposal. It seems to me that under the plea of having an Estate Agent or Manager, quite independent of the Land Manager, it is sought to make Mr. Delves eventually the head of the Land Manager's establishment. At present, Mr. Delves is only an Assistant under the Land Manager, Mr. Bharucha, and the proposed re-organization has for its real object the ultimate supremacy of Mr. Delves. In all probability, there is the customary aversion of the European to serve as an Assistant to a capable Indian, quite competent and able, if not more so, with a larger local experience and knowledge, to manage our growing Estate. To my mind, the plea urged of the absolute necessity of an Estate Agent is wholly unconvincing. There is nothing very materially different in the work which a competent Land Manager cannot do. Call him by any name you choose. There is nothing so very extraordinary to manage our Estate as to require such an officer as Mr. Delves. No doubt, he is an able man, but, I repeat

not abler than Mr. Bharucha. But the Chairman would have us believe that he was "exceptional," some heaven-born with a genius so to manage our Estate as to make us helpless were he to go! Presumably we should have to sit with folded hands and a vacant gaze at our broad acres! To me it appears that no person, however able and capable he may be, is *indispensable*. The world's work all around us goes on while Empires and Kings, Warriors, Statesmen and Administrators, *et hon genus omne*, flourish and die. So that I, for one, am not prepared to accept the *obiter dictum* of the Chairman about the "exceptional" abilities of Mr. Delves.

I am strongly of opinion that the existing arrangement for the management of our Estate with economy and efficiency should not be disturbed or undergo the least disturbance, if disturbed at all. Mr. Bharucha has proved a most efficient and capable officer as Land Manager and Mr. Delves as his Assistant for laying out the Estate. Had a capable Indian been appointed instead of importing Mr. Delves, he would have by this time turned out equally proficient and at less cost. I am fully aware of the stock plea, to which I have never subscribed, namely, that had we Diogeneselike gone with a lantern in hand in broad day-light to search for such an Indian we should have never discovered him. It is simply the plea of ignorance or conceit. There are many Indians admirably conversant with vast Zemindari Estates, who could be brought into requisition. I myself know of an Indian gentleman who was for over 30 years at the head of the Port Canning Company as its Estate Manager. The fact is patent that by his ability, industry and knowledge he brought up the Company from the very depth of depression to the zenith of prosperity. It is customary for the "superior" bureaucracy in India to underrate, if not depreciate, the most able and experienced Indian, because the Indian is not wanted. But this conceit has been completely knocked on the head since the Government wisely discovered that there are many capable Indians to become members of Provincial Executive Governments and even of the Imperial.

Those being my views, I have from the first looked wholly askance at the ingeneous, but far from ingeneous, scheme on which the Chairman has apparently laboured so hard. It is much to be wished he had bestowed even one-fourth of the time and laboured on the sanitary improvement of the scores of areas which are notoriously the hot-beds of disease and death in various parts of the City.

Of course, when the Chairman found that his original scheme had failed to commend itself to the Finance Committee, he had had necessarily to modify it in harmony with the views as expressed by the majority.

The modified scheme as now submitted is a kind of compromise. But as the compromise is at the sacrifice of a broad principle of public policy, I cannot agree to it. What that principle is I will make clear later on.

The Chairman had no recourse but to compromise because his principal object was to retain Mr. Delves by hook or by crook. That is the most objectionable feature of the affair which I must condemn *in toto*. We are asked to have two Kings in Brentford. Mr. Bharucha is to be a restricted Land Manager and Mr. Delves is to be a full-fledged Estate Agent. To save appearance the salary of both is to be raised to Rs. 1,700, I consider that the pay of the post of the Land Manager, whoever he be, should be a minimum of Rs. 1,000 and a maximum of Rs. 1,500; and I consider that the pay of the post of the Estate Agent, if that is to be created, should be the same. But because the Calcutta Improvement Trust has offered Mr. Delves Rs. 1,700 as an Estate Agent, we should by some contrivance or other secure him the same salary is an argument which does not commend itself to me. To-morrow there may be another new-born Improvement Trust and our Land Manager might be offered Rs. 2,000. Is that a reason for us to radically disturb our own efficient and economic arrangement? Is that a reason that we should take a big leap forward in that kind of extravagance? A post should be remunerated according to its true worth. But it would be dangerous because some new rival

puts up that remuneration at a higher figure that we should go and do likewise. It is best for us to pay what we consider to be not only a fair but reasonably liberal salary per month, and I am strongly of opinion that the salary of an Estate Agent in our Trust should not exceed Rs. 1,500 per month.

I wonder what Mr. Delves could earn to-day in London, assuming that he returns there and taking into consideration the "exceptional" abilities claimed for him by the Chairman. If Mr. Delves is now putting such an extravagant price on his worth, it should be remembered that it is owing to the experience he has acquired at the expense of the Trust during the last 5 years' experience, on the strength of which alone he claims the higher salary. In England Mr. Delves could hardly earn to-day more than £500 a year. If he is confident that he could earn more, I for one would give him my friendly advice to return to London instead of coming back to India. The Trust here has been his opportunity and he is endeavouring to make the best of that opportunity by demanding his own price. Assume for a moment that there has been no Calcutta Trust? Where might Mr. Delves have been? It is simply idle to urge that because Calcutta has offered Rs. 1,700 that therefore it should be our interest to keep him here on Rs. 1,700; and in order to do so run up the Land Manager's salary to that figure!

By all means let Mr. Delves improve his prospects by accepting the Calcutta offer. But let us paddle our own canoe and seek another person who could serve us on a salary ranging from Rs. 1,000 to Rs. 1,500 per month. We are fumbling for resources how to carry on the Trust. At the same time we are now and again increasing our establishments under one plausible pretext or another and thus mounting up expenses! We thus subject ourselves to some sharp criticism. Mr. Delves, the Chairman has observed to the Finance Committee, was unwilling to leave Bombay, provided his services could be retained at the figure offered to him by Calcutta, so that in reality he wants his cake and yet remain in Bombay. And we are asked to submit to such a polite demand, a demand which, I venture to say, no Chairman of a public body with an economic conscience ought to listen to. I for one can never be a party to a demand of this nature, and must therefore decline to accept the proposal recommended by the majority of my colleagues on the Finance Committee.

And here I now come to the question of the principle involved. I consider it wrong on principle that the Trust Board should yield to the demand of any officer who may choose to promote his own interests in the manner of Mr. Delves. We are Trustees for the public and ought to conserve public interests, never mind how private interests may be insistent. It would be most reprehensible for us to cast aside the principle of public policy and yield to the demand of an employee who threatens to resign, unless we agree to pay him what he demands.

Thus both on grounds of broad principle and practical utility, I am sorry I must differ from the majority report of the Finance Committee.

The Chairman submitted the following proposition :—

> "The Report is adopted.
>
> "Government should be asked to sanction the proposed change in the Schedule pay of the Secretary and Chief Accountant."

Sir Ibrahim addressed the Board, stating at length his objections to the Finance Committee's proposals.

After discussion Sir Ibrahim proposed as an amendment :—

> "The Report is recorded."

This amendment was lost by 8 to 4.

A poll having been demanded the result was as follows:—

For	*Against*
Sir Bhalchandra.	Lt.-Col. Smith.
Sir Ibrahim Rahimtoola.	Mr. Sale.
Mr. Gamudia.	Mr. Cadell.
Mr. Wacha.	Mr. Tod.
	Sir Sassoon J. David.
	Maj. Hepper.
	Sir Vithaldas.
	Mr. Wardlaw-Milne.

Mr. Sprott did not vote.

Sir Ibrahim then moved the following amendment:—

"The Report is recorded.

"Mr. Delves' pay should be raised to Rs. 1,000 and he should be granted Rs. 250 Personal Allowance."

This amendment was lost by 4 to 8.

Mr. Sprott then moved the following amendment:—

"The Report is adopted, subject to amendment of the Schedule of pay as follows:—

Land Manager Rs. 1,250-50-1,500 instead of Rs. 1,350-50-1,750.

Deputy Land Manager, Rs. 800-40-1,000 instead of Rs. 1,000-50-1,250.

Mr. Delves while Deputy Land Manager should be paid the maximum pay Rs. 1,000 with a Personal Allowance of Rs. 250 per mensem."

This amendment was *carried* by 7 to 6.

A Poll having been demanded the result was as follows:—

For	*Against.*
Lt.-Col. Smith.	Mr. Wacha.
Mr. Sale.	Sir Vithaldas.
Sir Bhalchandra.	Major Hepper.
Sir Ibrahim Rahimtoola.	Mr. Tod.
Mr. Gamudia.	Mr. Cadell.
Mr. Sprott.	Sir Sassoon J. David.
Mr. Wardlaw-Milne.	

The amendment was then put as a substantive proposition and was *carried* by 7 to 6, the members voting as before.

It was accordingly resolved—

Resolution No. 80.—The Report of the Finance and Establishment Committee, No. II, of 1st April 1912, is adopted, subject to the amendment of the schedule of pay as follows:—

Land Manager Rs. 1,250-50-1,500 instead of Rs. 1,350-50-1,750.

Deputy Land Manager, Rs. 800-40-1,000, instead of Rs 1,000-50-1,250.

Mr. Delves while Deputy Land Manager should be paid the maximum pay Rs. 1,000, with a Personal Allowance of Rs. 250 per mensem.

NOTE—The charges in Establishment and Salary resulting from these orders are shown in the Appended table:—

Serial No.	FOR				SUBSTITUTE		
	Post.	Scheduled Pay.	Present Salary. Amount.	Present Salary. Date from which drawn.	Post.	Scheduled Pay.	Initial Pay.
1	2	3	4	5	6	7	8
		Rs.	Rs.			Rs.	Rs.
1	Secretary and Chief Accountant.	750-50-1,000	1,000 +200 P.A.	25-11-98 28-7-04	Secretary and Chief Accountant.	500-50-800	500+56 P.C. 1,250
2	Land Manager ...	1,000-50-1,200	1,200	1-5-07	Land Manager ...	1,250-50-1,500	+100 P.A.
3	Deputy Land Manager.	650-50,950	850	1-4-11	Deputy Land Manager.	800-40-1,000	1,000 +250 P.A.
4	Engineer	1,250-50-1,500	1,500 +200 P.A. +300 P. & L. contd.	1-10-11	Engineer	1,250-50-1,500	1,250
5	Deputy Engineer ...	650-50-1,000	1,000	16-11-11	No Deputy Engineer...	.....	...
6	1st Assistant Engineer.	400-50-600	600	1-4-10	1st Assistant Engineer.	600-50-800	600
7	.....	.....	.....	.....	1st Assistant Land Manager.	600-50-800	600
8	1st Assistant Land Manager.	500-50-600	550	14-4-10	2nd Assistant Land Manager.	500-50-800	600
9	2nd Assistant Land Manager.	450-50-600	500	1-4-11	3rd Assistant Land Manager.	450-50-800	550
		5,650-7,450	7,200 +400 P.A +300 P. & L. contn.			5,950-8,000	6,350 56 P C. 350 P.A.
			7,900				6,756

EXCERPT from the Proceedings of a Meeting of the Trustees for the Improvement of the City of Bombay, held on the 23rd April 1912.

4. Considered, with reference to Trustees' Resolution No. 80, dated 16th April 1912, papers underlying Circular No. 145 of 1912 on the following letter, dated the 20th April 1912, from R. H. A. Delves, Deputy Land Manager, received with Land Manager's No. 3165 of the 20th idem:—

I have the honour to acknowledge receipt of your Memorandum No. 3077, dated 17th instant, forwarding a copy of Trustees' Resolution No. 80, dated 16th idem, and very much regret that I cannot see my way to comply with your request to withdraw my application for the post under the Calcutta Improvement Trust, and to accept the terms mentioned in the Resolution referred to. Some of the reasons why I cannot accept the terms offered are as follows: —

(i) The probable effect of the resolution would be that I should obtain no advance beyond Rs. 1,250 until after the middle of 1917, and that it would be 1921 before I obtain the maximum salary (Rs. 1,500) of the Land Manager's post. If my application for Calcutta is accepted, I shall commence on Rs. 1,500 and reach Rs. 1,750 by November 1918.

(ii) Further, the Leave Rules here are such that if I remained on, I could not take any furlough for 10 years from the date of my return from leave, whereas I should most certainly require six or eight months before taking over charge of the Land Manager's post and further leave at later intervals.

(iii) The travelling allowance of Rs. 50 per mensem now paid to me is quite insufficient to cover the expense of moving about the whole of the Island, especially as so much work will lie in the north. It would suffice were my work confined to a single division of the town, but not when it extends over the whole.

Read the minutes thereon.

The following Resolution was passed, Mr. Wacha alone dissenting :—

RESOLUTION No. 82.—The Chairman is authorized to engage Mr. Delves as Deputy Land Manager under the re-organization scheme sanctioned in Trustees' Resolution No. 80 of the 16th April 1912 on the understanding—

(i) that he is to succeed Mr. Bharucha as Land Manager and draw as his initial pay in that post Rs. 1,250 plus Rs. 50 for every year he serves as Deputy Land Manager after 1st November 1912;

(ii) that he will be allowed furlough under the C. S. R. for European services;

(iii) that the Travelling Allowance will be Rs. 100 per mensem.

APPENDIX M-6.

(Referred to in para. 29 of Report.)

SLUM IMPROVEMENT.

Report of the Improvements Committee.

No. II.

Application from Government for definite programme with estimates for Improvement Schemes in all the areas which have been "represented" to the Board in the order of their relative urgency.

1. We have for a long time past had under our consideration the question of the improvement of the several areas which have been "represented" by the Municipal Commissioner under Section 24 of the Bombay City Improvement Act, but for want of funds have not yet been dealt with by the Trust.

2. The question was first referred to us by the Board on* 1st August 1911. A precis of what has been done since then in connection with the question was sent to each of the Trustees on 31st ultimo and we append a copy hereto for easy reference.

* T. R. No. 160.

Appendix A.

3. We have now considered the whole question in Committee and without committing ourselves to complete approval in detail of all the measures* the Chairman has proposed for dealing with the represented areas and the rest of the City, we agree with him that the wholesale acquisition and demolition method must be abandoned as needlessly expensive and slow, besides unnecessarily disturbing the house owners and their tenants. We think that for a given sum expended in a given time in these areas far greater and more widespread sanitary improvements could be effected under some such procedure as he has suggested than under the old method of wholesale acquisition and demolition.

* *Vide* his notes Appendix B.

4. There are few houses in these areas which have not *some* rooms entirely fit for human habitation; but there are many which have some rooms so extremely badly lighted and ventilated that they should be at once closed. There is, however, no law under which a closing order can be passed except Section 378 of the Bombay City Municipal Act, which appears to refer to whole houses, not to single rooms used as dwelling-places. The only means open to the Trust for getting particular rooms closed is to first acquire the whole house. This brings us back practically to the wholesale acquisition method, which we have already condemned. We would therefore prefer to wait for legislation on the lines of Part II of the Housing of the Working Classes Act, 1890, summarised in Mr. Harvey's Report, No. 14499, dated 27th August 1903, and Sections 17 and 18 of the English Housing and Town Planning Act, 1909, which is practically what was recommended by the Municipal Commissioner (Mr. Harvey) in 1903 and again by Dr. Turner in his No. 1536* of 19th August 1911.

Vide Appendix C.

" " D.

* *See* Appendix A.

5. We find that there has been a considerable extension of buildings in the represented areas in recent years and that new storeys have been added to many houses, with the result in many cases that the lighting and ventilation of side and back rooms in neighbouring houses have become more defective than ever. The Trust can do something towards remedying this by acquiring and demolishing the most obstructive houses, in order to form ventilation chowks for the neighbouring houses; but it will be useless for them to acquire a few houses to this end, so long as they or the Municipality have not got adequate control over the neighbouring houses, so as to be able to prohibit alterations which may reduce the standard of lighting and ventilation in the neighbourhood. At present the Trust can only secure this control by acquiring all the houses, which again brings us back to the condemned wholesale acquisition method. This points to the necessity of an early alteration of the Municipal bye-laws and this matter is, we understand, now engaging the attention of a Committee of the Corporation.

6. With regard to Government's request that the Trust should say in what order the represented areas should be dealt with and what the operations in each such area will cost, we are not prepared to recommend that the remedial action indicated in the last two paras. should be confined to anyone represented area before any other is dealt with.

The necessity of closing insanitary rooms, removing obstructive buildings and controlling future building operations applies equally to all the represented areas, and indeed not only to them but to the whole city. It is therefore out of the question to confine our estimate of costs to the represented areas; and, moreover, no satisfactory estimate for any areas can be prepared until we know how far we are to be helped by legislation. In particular, we think, it would be wrong to acquire obstructive houses for the benefit of owners of surrounding houses until we have a law on the lines of Section 38 (8) of the English Housing of the Working Classes Act of 1890, by which a contribution towards nett cost of acquisition and demolition of the obstructive property can be recovered from the owners of the property benefited by the demolition. Appendix E.

7. It is, however, clear that, whatever operations are finally determined on, they can, if they follow the lines of Part II of the Housing of the Working Classes Act, be better financed by annual grants of a few lakhs specially ear-marked for this work than by loans. *Vide* Appendix C.

Every year so many of the houses most urgently in need of improvement can be dealt with, as the annual grant suffices for and the experience of the first few years will show how much money can be usefully spent every year. For the Trust's ordinary schemes heavy initial expenditure has to be incurred for acquisition, and works and loans are the best means of financing such schemes, since the Trust are acquiring large properties under them and can reckon on the recoupment from frontages for the repayment of these loans; but under the new methods the Trust will acquire only single houses here and there, and instead of getting an annual return from the property so acquired will have to bear as outright loss such share of the cost of acquisition as may not be recoverable from owners of adjacent houses. There will be no costly works to undertake, and therefore a grant of a few lakhs every year will serve to finance the Trust's operations, for so long as the money lasts and the Trust will never be committed to attempting anything beyond their means.

8. We therefore think that, in reply to the reference from Government, the Board should explain the circumstances set out above and ask Government for the same annual subsidy—4½ lakhs—as was asked for in para. 15 of the note as to the financial assistance required from Government by the Bombay City Improvement Trust, which was sent to Government under Chairman's No. 815, dated 2nd February 1911. It is true that very much less expenditure will be required in the represented areas for which a sum of 90 lakhs was provided in the programme on which the original estimate of 4½ lakhs was based; but it should be urged that advantage should be taken of the reduction in the cost of improving particular areas to extend the improvement operations to every part of the City. *Vide* Annual Report of the Trust for 1910-11, pp. 76-77.

It has been frequently pointed out that there has been no substantial fall in the high general death-rate of Bombay since the Trust was instituted; and we can entertain no hope of any such fall occurring until improvement operations directed mainly towards admitting more light and air into one room tenements have been extended to every part of the City.

J. P. ORR,
President.

APPENDIX **A.**

Improvement of unhealthy areas in the City.

In Government letter No. 2286 of 15th April 1911, Government asked the Trust to furnish them with a definite programme with estimates for execution of Improvement Schemes in all areas which have been represented to the Board in the order of their relative urgency.

2. After some correspondence with the Municipality directed towards obtaining vital statistics for the several areas, and the Health Officer's opinion as to the order in which these areas should be dealt with, the matter was discussed by the Board on 1st August 1911 and referred to the Improvements Committee, who were asked to inspect the several represented areas in company with the Municipal Executive Health Officer and report, in consultation with him, how each should be dealt with and in what order, and what the approximate cost would be.

3. It was proposed in the first instance that the Committee should inspect* the Kamatipura district with the Health Officer who was thereupon addressed in the matter (No. 6197, dated 4th August 1911).

* This inspection was made on 22-8-11.

His attention was drawn to passages in Thompson's "*Housing up to date" regarding the cutting out of houses here and there to admit light and air and it was pointed out that in England the wholesale demolition method is now in disfavour on account of its prohibitive cost.

* Circulated to Trustees, Cir. No. 264 of 10-7-12.

4. Two requests were made to him and these, with his replies of 19th August 1911, are abstracted below :—

Request.	*Answer.*
1. To consider on the spot whether any measures short of wholesale demolition will suffice in respect of the Kamatipura district?	1. Yes, much can be done without wholesale demolition.
2. To mark down any houses in Kamatipura which he thinks such as would in England be dealt with under the Housing of the Working Classes Act, Part II ?	2. It is difficult to compare the conditions in the two countries. Each house would have to be inspected and the conditions attaching to each separately reported on. And a street and house plan would be required. He has no officer with the necessary experience to help him. The English Act empowers the local sanitary authority to take action. In Bombay the Corporation have no power to condemn a house as U. H. H., but under Section 378 (amended) of Bombay City Municipal Act, Municipal Commissioner can, on Health Officer's representation, and with sanction of Standing Committee close, but not improve or demolish, unhealthy houses. These powers are of little value for the purpose of improving insanitary *areas.*

Request.	*Answer.*
	The duty of improving insanitary *areas* in Bombay rests in the Improvement Trust.
	How should areas be dealt with ?
	(1) either by wholesale demolition, acquisition and rebuilding, or
	(2) by condemning houses and groups of houses and insisting on rebuilding to proper standard of light, ventilation, &c.
	(1) Is financially impossible.
	As to (2), it is only possible to take up the *worst areas* and deal with them on the lines of Parts II and III of the English Housing of the Working Classes Act.
	Assuming that the Trust has sufficient power, he sketches a form of procedure (for details see appended extract from his report), and suggests that the Improvement Trust request the Corporation to allow the Health Officer to undertake the work of inspection and initiation and that he should be remunerated by the Trust.

5. This letter of the Health Officer was entered in the Agenda of the 5th September 1911, but was not discussed till 30th January 1912, when the Chairman raised the following points :—

(1) whether the Board should apply for powers to take the proceedings sketched by the Health Officer; and

(2) whether the Board's previous decision (Trustees' Resolution No. 274 of 19th December 1905) not to apply for powers similar to those of a Local authority under Parts II and III of the English Housing of Working Classes Act, 1890, should be reconsidered ?

These two points were discussed at the Board meeting of 2nd April 1912 and then referred to the Improvements Committee, who have yet to report on them to the Board.

6. Meanwhile the Chairman and his staff had been studying various publications on methods of slum improvement and in particular the reports of the Birmingham Corporation's Housing Committee which were circulated to the Trustees in March and July 1912.

7. Further, with a view to providing an object-lesson in the methods of Part II of the Housing of the Working Classes Act, a programme was devised in October 1911 for gradually improving the Trust's Nowroji Hill Estate by demolishing obstructive houses and closing ill-ventilated and ill-lighted rooms; and the progress made by the Land Manager in the execution of this programme was reported to the Board under Circular No. 130 of 10th April 1912.

8. A model of 4 typical insanitary houses in Umerkhadi was prepared to show how insanitary the back and side rooms are in deep houses abutting on narrow gullies with high buildings all round. This was sent to all Trustees with Circular No. 143 of 18th April 1912.

9. The Chairman had made frequent inspections of the represented areas from August 1911 onwards, sometimes with the Health Officer and sometimes with the Land Manager; and he prepared final notes on them between the months of April and July 1912. Copies of these

notes showing how in the Chairman's opinion each area should be dealt with were circulated with plans to all the members of the Improvements Committee in the following order :—

Kolbhatwadi...	19th April 1912.
Telwadi	20th „ „
Umerkhadi	26th „ „
Middle Colaba	9th May „
2nd Nagpada	24th June „
Kamatipura	26th „ „
Madanpura	3rd July „

10. In May and June 1912, the Chairman was engaged in finally revising and completing a lecture on Light and Air in Dwellings in Bombay, which he had been engaged on since December 1911; and this lecture which suggests that all inadequately lighted and ventilated rooms in Bombay might be gradually closed and house-owners required, with some assistance from public funds, to reconstruct their houses; so that all dwelling rooms in them may have a sufficiency of light and air, was read before the Bombay Sanitary Association on 27th June 1912, and a copy was sent to each of the Trustees.

11. On 5th July 1912, the Improvements Committee met to consider the whole question. The Chairman stated the two points for consideration *(vide* para. 5 above) and referred to the suggestions made in his lecture of 27th June 1912, and also the several notes on represented areas which he had circulated to the Members of the Committee.

12. The Committee after discussion accepted the Chairman's suggestion that they should inspect the several represented areas with him to see how far his proposals for improvements of houses without total demolition were practicable; but Mr. Orr was unable to arrange for these inspections before he went on leave on the 20th July and nothing has been done in his absence.

13. The Committee have now been asked to meet at 2nd Nagpada on the 4th instant, and it is hoped that they will make definite recommendations to the Board within a fortnight.

Bombay, October 31st, 1912. J. P. ORR.

ACCOMPANIMENT TO APPENDIX **A.**

Extract from letter No. 1536, *dated 19th August* 1911, *from the Executive Health Officer, Bombay Municipality, giving outline of the procedure to be adopted to improve houses by giving them light and air, etc.*

Take Kamatipura.—The standard having been decided upon as to light, ventilation in and around the dwellings, size of rooms, paving and drainage, each house is inspected and each particular noted in a proper form to be adopted.

Notice is then served on the owner stating in proper form the conditions found and issuing an order for closing and demolishing, unless the house is rebuilt within 3-6 months on the standard laid down.

Option is given to the owner to rebuild on plans to be approved, or the Improvement Trust acquire the site, rebuild according to their standard and hand the property over to the owner after deducting the expenses incurred.

In carrying out this procedure a number of houses must be taken together, rebuilt with a view to improve the area as well as the individual houses, bearing in mind the class of people who will inhabit them. The paved and drained *open space around the buildings* will be one of the chief considerations, the size and height of the buildings and dwelling rooms being according to the bye-law.

In adopting this plan it would be necessary to provide as in part III of the Housing of the Working Classes Act common lodging houses or chawls which will be ready by the time the unhealthy or obstructive houses have been demolished. It is possible that groups of existing houses could be so improved and acquired as to provide for this.

By combining the power given in the amended Section 378 of the Municipal Act, with the powers vested in the Improvement Trust, much could be done, but the inspection and opinion necessary to condemn and close will have to come from the Health Officer.

APPENDIX B.

Chairman's Note on Kolbhatwadi represented area.

The area represented by the Municipal Commissioner was the whole area between Girgaum Road, Princess Street, Kalbadevi Street and Jambulwadi.

2. In reporting on the representation the Land Manager suggested on 3rd May 1905 that certain large houses on Kalbadevi and Girgaum Roads which would be very expensive to acquire should be omitted and the remainder, as shown within a red line on the plan, acquired.

3. Since then many changes have been made in the buildings in this area. Various improvements were effected by the orders under the Epidemic Diseases Act. The buildings that have been entirely reconstructed since 1898 are indicated by figures on the plan, the red figures indicate the original number of floors and the black figures the existing number.

4. It will be observed that several houses have been increased in height, and unfortunately in nearly all these cases the result has been to make light and ventilation in neighbouring houses even worse than before. Where a house site is coloured yellow, but bears no number, that means that petty improvements were made under the Epidemic Diseases Act without involving reconstruction. Such improvements included making air spaces next to privies, paving court-yards, making new windows, and so on.

5. The sites painted red are vacant and should remain vacant if the neighbouring houses are to have sufficient light and air.

6. The lanes are mostly private streets and are, therefore, not kept in proper repair. There would be great improvement in this area if the Municipality undertook the maintenance of all these streets ; they are far too narrow for through cart traffic, but through roads are not absolutely necessary in this small area, and the inhabitants would be quite content to have the alleys left as they are for passenger traffic, provided they were properly metalled and drained.

7. There are many inhabited rooms in this area which ought, in the opinion of the Health Officer and his Deputy, to whom I have shown them, to be at once vacated as U. H. H. for want of light and air. Many of these would be rendered habitable if the houses marked on the plan with blue crosses were demolished and the sites left as open chowks. In my opinion no further measures than these would be necessary for the improvement of this area, if the law empowered the Health Officer to condemn individual rooms as U. H. H. and if site owners, when building new or re-building old houses, could be compelled to make all rooms intended for human habitation comply with the 63½° rule.

J. P. ORR.

BOMBAY, *17th April* 1912.

Chairman's Note on Telwadi represented Area.

The area represented by the Municipal Commissioner comprised the whole area between Kalbadevi Street, Sheik Memon Street and Vithalwadi. But the houses on these main roads are very big and very costly to acquire, and therefore the Land Manager suggested that the area to be dealt by the Trust should be confined to that shown within red lines on the plan.

2. This area is somewhat similar to Kolbhatwadi in its higgledy piggledy arrangement of small houses without any good cross roads ; but the main difference between Telwadi and Kolbhatwadi is that the inhabitants of the former are of a rather better class than those of the latter, and the larger houses in Telwadi have more ventilation chowks than those in Kolbhatwadi.

3. Possibly as in Kolbhatwadi the roads and lanes might be left as they are, but metalled and drained ; but it would be better, if the cost is not prohibitive, to have at any rate one through road linking Mumbadevi and Agiary Streets.

4. If that is not considered absolutely necessary, it might suffice to demolish the houses marked with a blue cross so as to convert their sites into ventilation chowks ; but it would also be necessary to require the owners of the very deep houses to enlarge their existing chowks, and the 63½° rule should be enforced for all new or re-constructed buildings.

5. There would probably be many cases in this area in which rich owners of big houses would be glad to pay for the acquisition of smaller house sites in the vicinity in order to escape from having too many of their rooms declared U. H. H. for want of sufficient light and air.

J. P. ORR.

BOMBAY, 17*th April* 1912.

Chairman's Note on Umerkhadi represented area.

1. The area represented by the Municipal Commissioner is that part of the area within the red line on the plan, which lies south of Umarkhadi Road.

2. The area to the north of Umarkhadi Road within the red line was proposed to be included under Section 25 on the ground that it was as much in need of improvement as the represented area. This additional area, together with the frontages immediately south of Umarkhadi Road, has quite different characteristics from those of the remainder of the represented area.

3. To deal first with the area on either side of Umarkhadi Road, the main defect here consists in the fact that most of the houses, though well-lighted on the road-side, run very deep and have only very narrow intervening passages, with the result that, as most of them are 3 or 4 storeys high, nearly all the rooms, except those on the front and those on the top floor, are extremely dark, ill-ventilated and foul-smelling, the basket privy system prevailing in this neighbourhood.

4. It will be seen from the yellow colour on the plan that a large number of houses were dealt with under the Epidemic Diseases Act ; but most unfortunately the owners generally took the opportunity to add one or more storeys and to build over what was previously open ground, thereby making the lighting and ventilation of the lower and back rooms worse than ever.

5. There are large numbers of very dark rooms, which must be a hot-bed of disease and ought to be closed at once as U. H. H., though many of them were recently constructed in compliance with Municipal bye-laws.

6. A description of the four worst cases has been separately circulated to the Trustees along with a model.

7. A glance at the plan would suggest that many houses might with advantage be demolished for the benefit of their neighbours, but local inspection leads to the conclusion that the alternative of closing insanitary back rooms might be preferred.

Some suggestions for demolition of houses or the back part of deep houses in order to form ventilation chowks are indicated by red hatching on the plan.

8. In the North-West corner a few houses have in comparatively recent times been gradually extended backwards till they almost touch the houses behind them. Here the necessary improvement can be effected without great expense by acquiring what were originally back-yards, demolishing the buildings (mostly privies) in them, creating a service passage 10′ broad and disposing of the remainder of the acquired area as privy sites.

9. The Southern half of the represented area differs from the Northern, in that the houses though arranged in a higgledy-piggledy manner, are for the most part only one or two storeys high, and therefore do not block out light and air from one another to any serious extent. Several of them have irregular but fairly adequate compounds round them. All that is necessary is to see that these compounds are not hereafter allowed to be overcrowded with building.

10. In this area the Municipality have apparently, as indicated by the dotted red lines, a scheme of cross roads, in pursuance of which some set-backs have been enforced and three house sites have been cleared. The visitor will at once see what an excellent effect the clearance of these house-sites has had on the ventilation of surrounding properties.

The acquired sites are also useful as play-ground for children who are quite safe there, as roads have not yet been made.

I do not think these roads are urgently required for traffic purposes.

11. I would leave the bulk of these houses as they are and would put restrictions on reconstruction or addition to existing buildings so as to work for the future as near as possible to the $63\frac{1}{2}^{\circ}$ standard.

J. P. ORR.

BOMBAY, *25th April* 1912.

Chairman's Note for Improvements Committee on Middle Colaba represented area.

1. It appears that some years ago the Municipality prepared a scheme for dealing with this area under the set-back sections, much as they did in Umarkhadi. The set-back lines adopted by the Municipality are shown on the appended plan.

2. The general idea seems to have been to preserve all the existing streets, but make them considerably broader. If this scheme is fully carried out, the result will be a somewhat wasteful development with the proportion of road area to plot area unnecessarily nigh. The areas actually acquired by the Municipality in pursuance of this set-back scheme are shown in green colour on the plan. These acquisitions have resulted in very considerable improvement of the area by the creation of so many air spaces where houses previously existed, and there is comparatively little to be suggested now in the way of removal of obstructive houses. There are only 4 houses indicated by red hatching on the plan, which I would have demolished in order to form ventilation chowks. Over most of the area the existing houses are fairly regularly arranged along fairly straight lanes and streets. Some are objectionally close to one another but, as these are for the most part low houses, there is no such great objection to this as in areas where high houses are huddled together.

3. In my opinion, the wholesale demolition of houses in this area would be utterly unjustifiable, especially in view of the fact that, when in the not very distant future, the Cotton Green is transferred to Sewri, there will be a very large area of building land thrown upon the market in this neighbourhood.

4. Thomas Street provides sufficient facilities for through traffic between Colaba Road and Jamsetji Bunder, and so far as through traffic is concerned there doesn't seem to be any necessity for all the cross streets contemplated in the Municipal set-back scheme. The actual construction of the cross streets for which land has been acquired might be indefinitely postponed, and the areas acquired might be treated merely as ventilation spaces and metalled and

drained. Nothing further is required in this area, if ill-lighted and ventilated rooms are closed and the 63½° rule is insisted on when buildings are reconstructed or added to or new buildings are erected.

5. I would also draw attention to the necessity for care in disposing of sites acquired under the set-back sections, but not required for streets. I am pointing out to the Municipal Commissioner the case of some land proposed to be sold by the Municipality for the construction of a building adjacent to houses Nos. 5 and 69. It would be far better if this site were sold to the owners of house Nos. 5 and 9-11 on condition of his keeping it open or complying with the 63½° rule in building on it. If the building for which the owner of house No. 7 has sent in plans to the Municipality is allowed to be erected on it, the effect will be to shut out light and air from rooms in houses Nos. 5 and 69, as these rooms, instead of abutting upon a broad street, will be shut in by the wall of the proposed new house with only a 2 feet passage traversed by open drains intervening.

J. P. ORR.

BOMBAY, *6th May* 1912.

Chairman's Note on Second Nagpada represented area.

1. The Second Nagpada represented area forms part of the "new town" which was laid out in or about 1803, and it is evident that the town planners of that time merely laid down parallel streets with 120 feet spaces between them. Down the middle of these spaces a gully about 3 feet wide was kept and the spaces between the gully and streets were divided into house-sites; and apparently no limit was put upon the breadth of frontage; consequently the people who came to this quarter being very poor were content with very narrow houses, and several of the existing houses are as little as 10 or even 7 feet in breadth. Further, no limit seems to have been put upon the extent to which the house-site may be built over, and consequently nearly every house-site is now entirely built over and between the backs of adjacent houses is nothing but the 3 feet gully, though the buildings are often 40 to 50 feet high.

2. Large numbers of these houses are of very flimsy construction, so that it is dangerous to take down a part of the house lest the remainder or even the adjacent houses which it supports should fall down. Nearly all the houses are of frame work construction, so that if the wood were sound, there would be no difficulty in cutting off the back parts of them, while a good many of those re-constructed in recent years have separate privy blocks in the rear, and these can be removed without difficulty.

3. From the appended plan it will be seen that large numbers of these houses have been dealt with under the Epidemic Diseases Act; but it will also be seen that at the same time the owners took the opportunity to add new storeys to their houses, thus making the lighting and ventilation of the backs of the houses more defective than ever, though the front rooms are still fairly well lighted as they abut on 26 feet roads.

4. There is a sprinkling of fairly substantial houses constructed in recent years on what were originally two or three adjacent house-sites: but there are still 488 house-sites to be dealt with, and the task of acquiring these under the Land Acquisition Act would be enormous.

5. I think it will suffice to broaden the gullies to 20 feet, by requiring every house-owner to demolish 8 to 10 feet of the rear of his house: in most cases this will leave him about 50 feet in which to place on each floor one room facing the street, another facing the 20 feet gully, with a stack of W. Cs. and washing places in the middle of the house. As things are, the depth of each house (from 50 to 60 feet) is occupied by 3 or 4 rooms on each floor, of which only the front room and some times the back rooms, or rooms opening on the chowks, on the top 2 floors are fit for human habitation. Even here and there it will be advisable to acquire

and demolish whole houses; in order that their sites may be available for the owners of neighbouring houses, to erect W. Cs. and washing places, before they demolish the rear parts of their houses. These proposals will perhaps be better understood from a study of the plans B and C attached to Appendix A of my note on "Light and Air in Dwellings in Bombay," which will shortly be supplied to all Trustees.

J. P. ORR.

BOMBAY, 21*st June* 1912.

Chairman's Note on Kamatipura represented area.

1. Like the Second Nagpada, the Kamatipura represented area is laid out in parallel streets about 20 to 24 feet in width, but the spaces between them are only about 70 feet deep not as in Second Nagpada 120'. In this depth there are two rows of houses, each about 34 feet in depth with a long narrow house-gully about 2 feet in width between them. The area of each holding is very small, in most cases about 55 square yards, the entire area of each holding being built over with houses, generally not exceeding two rooms in depth, and having a ground floor and two upper storeys with stacks of privies along the 2 feet gully blocking out light and air from the back rooms. Thus the Kamatipura houses are smaller in height, width and depth than those in Second Nagpada.

2. The locality is notoriously unhealthy. This unhealthiness may be due to (*a*) the high sub-soil level, (*b*) the foul soil, (*c*) the bad habits of the people, or (*d*) insanitary buildings, or all these reasons combined.

3. As regards the high level of the sub-soil water, Mr. Baldwin Latham in his report on the sanitation of Bombay states "all those parts of Bombay, which are the most unhealthy, are, without exception, those into which, in addition to their own impure waters, the polluted underground waters, from other districts percolate and probably the most unhealthy district is that of Kamatipura. The underground waters move from every direction towards this place, and are actually used in it, in fact the ground waters in this particular district were found at the time of my inspection to be absolutely lower than the sills of the lowest sluice, and some feet lower than the ordinary channels by which such waters could escape to the sea."

4. As regards the foul soil, it is a question whether the site of Kamatipura or any portion thereof was originally reclaimed with kutchra. It is said that kutchra was met with in the foundation trenches of the Halalkhore Chawl at Cursetji Suklaji Street, but it is not known whether it was confined to the site of that building, or extended to other parts of Kamatipura.

5. Most of the inhabitants of Kamatipura are poor. Their ways of living and habits are insanitary, and the long house-gullies between two rows of houses are used by them as depository for rubbish, and are moreover very foul from the overflow from privy baskets into them.

6. Of the causes of unhealthiness suggested in para. 2 only (*d*), insanitary buildings, can be remedied or obviated by including the district within the limits of an ordinary Improvement Scheme, involving the demolition and reconstruction of all the houses; but the number of cases to be dealt with in such a scheme would be no less than 1,272, the gross cost of the scheme over 83 lakhs and the net loss nearly 40 lakhs.

7. Most of the existing houses are insanitary and of poor construction. To give an idea of the kind of properties in this district, a portion of the district situated between Kamatipura Centre and Bazar Roads and Kamatipura 5th and 7th Lanes, has been selected, and important particulars in respect of these properties are given below :—

(1.)	Percentage of open area for ventilation including half the area of surrounding streets to building area	per cent.	31
(2.)	Average area of each holding	sq. yds.	54

(3.)	Average number of tenancies in each building	No.	5½
(4.)	Percentage of one-room tenements to total number of tenements	per cent.	83
(5.)	Average area of each one-room tenement	sq. feet	100
(6.)	Average monthly rent do.	Rs.	3·8
(7.)	Increase in assessment since 1905 when the original estimate was framed	per cent.	76
(8.)	Cost of acquisition per square yard on the assumption that the valuation equals 16⅔ years' purchase of the gross assessment	Rs.	67

8. It will be seen from the preceding statement that the area available for ventilation is fair, thanks to the lavish provision of streets (which by the way is an offence against economic development); but the trouble is that each building site is not only itself crowded with buildings but also closely surrounded with buildings so that back rooms are inadequately lighted.

9. Wholesale demolition of all buildings and erection of new buildings of modern type will not only be prohibitively costly but will so change the character of the district that the present population cannot afford to continue living there and will have to be provided for elsewhere if overcrowding in adjacent localities is to be obviated. The best course under the circumstances is to devise a scheme involving removal of the minimum number of building necessary to render the remaining houses sanitary.

10. Most of the houses consist of rooms, one in front and the other in the rear, with nahani and privy accommodation in the rear abutting on the central house-gully. The front rooms are fairly well ventilated from the existing streets, but all the rear rooms are insanitary, as their only means of ventilation, such as it is, is from the central house-gully. Thus practically 50 per cent. of the rooms are insanitary, notwithstanding the fact that a large number of houses have been dealt with under the Epidemic Diseases Act.

11. I think the most economical way of dealing with the improvement of this area is to adopt the method suggested in the case of 2nd Nagpada Scheme with some modification.

12. In 2nd Nagpada I have suggested that the central gully should be widened to 20 feet by requiring every house-owner to demolish 8′ to 10′ of the rear of his house, leaving in most cases a depth of 50′, in which to place on each floor one room facing the street and another facing the 20′ gully, with a stack of water-closets and washing places in the middle of the house. But owing to the smaller depth of houses in Kamatipura, the above arrangement will be wasteful. As few of the houses are much above 30′ in height, the back gully may be broadened to 15 instead of 20′, to admit of the ventilation of rear rooms of houses consisting of ground-floor and two upper storeys. But if the extra width is got as in Nagpada by contributions from the houses on *both* sides, the depth of each house will be curtailed by 6′-6″ and will thus be reduced not to 50′ as in Nagpada but to 27′-6″, a depth insufficient to accommodate two rooms and a stack of privies and nahanies. It follows, therefore, that under this arrangement rear rooms would have to be abolished, which means a reduction of 50 per cent. in the number of existing rooms.

13. The most economical arrangement is to deal with the houses in groups of three as follows:—

(*a*) to require the owners to demolish about 6½′ of the rear of the 1st and 3rd houses;

(*b*) the Trust to acquire the middle house, retain the front rooms, and demolish the rear rooms;

(*c*) to locate on the site of these demolished rooms the privies and nahanies of all three houses.

An explanatory plan illustrating these proposals is appended.

14. Thus the expenditure on acquisition and reconstruction will be minimised, and above all only one-sixth of the existing number of rooms will have to be demolished instead of one-half, *vide* para. 10. The present number of tenancies in two-thirds of the houses will remain as it is.

J. P. ORR.

BOMBAY, *25th June* 1912.

Chairman's Note on Madanpura represented area.

1. The Madanpura represented area is in some respects similar to the Kolbhatwadi area, in so far as one of the chief sources of mischief is that the roads are very much neglected, being for the most part private streets and not kept in order by the Municipality. The houses, however, are arranged in a more orderly manner than in Kolbhatwadi, and for the most part they are low houses, so that comparatively little harm comes from there being only narrow spaces between them.

2. A special feature of this area is that Mahomedan Street has been gradually raised to an unnecessarily high level, above the plinths of the houses, so that the ground-floor rooms of some houses along it are on a lower level. Another common fault in this area is that the house gullies are in a very bad condition. I understand that this has been brought to the notice of the Health Department, but nothing has been done because it was supposed that the Trust would soon apply the wholesale demolition method to this area. If Mahomedan Streets were lowered, the other streets metalled and otherwise put into order, and the house-gullies thoroughly repaired, not much else would be required for the improvement of this area, beyond the closing of the interior rooms in the houses marked with red crosses and the removal of two obstructive houses hatched red on the plan.

3. The area surrounded by yellow lines on the map was acquired by the Municipality some years ago and laid out in plots which were sold for building purposes. Here and elsewhere in the represented area there is too much overcrowding of each house site with buildings: the harm done is not so great as in Telwadi, because the houses are not very high; but should the addition of new storeys be freely allowed, defects in lighting and ventilation would become very much worse than they are now.

4. It seems quite unnecessary to apply the wholesale demolition method to this area.

J. P. ORR.

BOMBAY, *1st July* 1912.

APPENDIX C.

No. 14499 OF 1903-1904.

FROM W. L. HARVEY, Esq., O.I.E., I.C.S.,

Municipal Commissioner for the City of Bombay;

TO THE CHAIRMAN,

City Improvement Trust.

MUNICIPAL COMMISSIONER'S OFFICE,

BOMBAY, *27th August* 1903.

SIR,—I have the honour to inform you that the Executive Health Officer has recently addressed me on the subject of the measures to be adopted in future in dealing with plague in the City. These involve general sanitary improvements rather than direct methods of dealing with the disease and come for the most part within the scope of the Board's functions. I, therefore, forward extracts from the Executive Health Officer's report and accompaniments for consideration of the Board with the following observations.

2. A perusal of the papers will show that Dr. Turner is of opinion that the plague measures recommended by the Indian Plague Commission, and now as far as possible in force, are not likely to suffice to extinguish the epidemic and that a more drastic remedy, involving the demolition of the most insanitary areas in the City, should be adopted without delay. His conclusions approximate closely to that of the Plague Commission, that no ordinary measures will stamp out the disease, and his proposals are directed in effect to the end which Government had in view in creating the agency of the Improvement Trust for the sanitary regeneration of the City, though his method of working would differ from that adopted by the Board. The Executive Health Officer proposes that semi-permanent dwellings should be erected as soon as possible for some 100,000 people, and that as these become available the most insanitary areas, of the worst of which he has given detailed information, should be demolished and acquired by the Improvement Trust, by Government or by the Municipality, and that, in addition such houses as have become a source of danger or infection to neighbouring localities should be vacated and re-occupation prohibited until they have been so altered as to be fit for occupation; if this be not feasible they should be demolished. The Executive Health Officer is of opinion that this work should be undertaken along with that carried out by the Improvement Trust, but it is necessary to point out at the beginning that for financial reasons this is not practicable. The scheme is from every point of view a most ambitious one: the cost of housing alone, excluding that of the land required, would probably exceed a crore of rupees, and the cost of demolition and acquisition would be immense. The finances of the City, with the aid given by Government, will not admit of schemes on such a scale. The Improvement Trust was established as the best agency which could be devised for dealing with the improvement of the City in a comprehensive and reasonably rapid and economical manner; it receives a large subvention from the rates and has vested in it nearly all the vacant Government and Municipal lands in the City. It seems, therefore, that the real issue resolves itself into whether, from a sanitary point of view, the operations of the Improvement Trust are conceived on the best possible lines, or whether it might not be feasible to introduce changes with a view to the more rapid improvement of insanitary localities.

3. I am far from wishing to criticise adversely the line of action pursued by the Improvement Trust Board, of which I am a member, and with the general policy of which I have always been in accord. But I think there is hardly a member of the Board who would not agree with me in the statement that the commencement made was somewhat precipitate. The programme of works to be undertaken at once, comprising three street schemes and an improvement scheme had been drawn up and was accepted without question as feasible and proper; all the difficulties had not been foreseen or provided for, and the result is that the work done, though certainly beneficial and dealing with several insanitary areas, has not yielded that advantage as an actual plague measure which it was in the first instance undoubtedly intended to afford. This has of course been the subject of public criticism, and it is a fair question for consideration whether the immediate treatment of insanitary areas from which disease radiates to the surrounding localities is not of greater urgency than the construction of streets through the City. It will be seen that the fundamental difference between Dr. Turner's proposals and the operations of the Trust lies in the answer to this question, and the points for determination are—(1) which line of action is the more beneficial, and (2) how far the Trust can now modify its course. The first of these points is one that should be settled by expert sanitary opinion; the second is for the Trust to consider. I am strongly of opinion, in view of Dr. Turner's emphatic dictum that plague can only be dealt with successfully by what is practically wholesale evacuation and rehousing; that this matter should form the subject of enquiry and I am confirmed in this opinion by the belief that the original programme of the Board, which was, no doubt, drawn up on English models, did not take sufficient account of the fact that plague should have been one of the most important determining factors. I am also of opinion, if it has been the experience of the Trust that the cost of acquiring properties has been excessive and that instead of slum-owners bearing part of the cost of improvement, as they were intended to, they

have here as elsewhere largely benefited at the expense of the general body of ratepayers, it would be advantageous to consider whether provisions similar to those contained in Part II of the Housing of the Working Classes Act should not form part of the powers given to them. At present action in this direction can only be undertaken under the Epidemic Diseases Act or Section 379 of the Municipal Act. Neither of these enactments is quite satisfactory, and Executive Officers must always be loth to close houses unless suitable accommodation is provided in substitution. This would be done as a necessary complement of action taken under the Act referred to, if applied to Bombay, but cannot under existing circumstances be done by the Municipality, and nearly three years ago in a letter to Government I had already raised the question of placing these operations, which must be included in any complete sanitary code on a permanent footing and transferring them to the agency already specially equipped for the purpose.

4. Returning now to the details of Dr. Turner's scheme, I have the honour to observe that before any action could be taken in the directions indicated, important questions connected with the moving of a large body of people would have to be fully considered and the cost of every step counted. I am afraid that the work done under English Acts since 1899 has not gone far to solve the economic difficulties involved, and the record of the operations even in London for nine years is very meagre in comparison with the vast population whose wants have to be supplied. If people are to move in anything like the numbers contemplated by the Health Officer, there is no doubt that they must go to the north of the island, and I have no hesitation in saying that at present this could be effected in no other way than by compulsion. The land question here, as in all large cities, is a most serious—one might say an almost insuperable —difficulty, and of the areas mentioned by the Health Officer as fit for semi-permanent structures, probably very few of those in the proximity of the City proper could be made available. The land at Mody Bay will be required for the new dock and that at Reay Road for the new railway and the accommodation of trades to be moved there in the immediate future, and all the well-to-do classes have protested against their ride, or promenade or playground on the Kennedy Seaface being utilized for the advantage of their less fortunate brethren. My personal experience in plague work has made it clear to me how reluctant the working classes are to go to any distance from their work, even for a short time to camps, and this is, I believe, a generally observed fact in other places as well as here. This must hold specially good of that large class who earn a precarious living from day to day. Assuming, however, that some considerable number of people could be transferred to the north of Dadar, and that the Railway Company could arrange for their transport, the question of cost will arise again. It was laid down years ago by the English Royal Commission on the subject that the fares to be paid must not exceed the difference between the old and the new rent, and we might go even further and say that people will not be inclined to move unless there is a tangible saving. Now, allowing the bare interest and sinking fund on the money expended on building and, say, 4 per cent. on the value of the land, it would not, I believe, be possible to provide rooms at less than Rs. 2-8-0 per month, and as the cost of a railway ticket would be at least Rs. 2 per month (electric trams could not compete) and rents in the town for the class referred to may be put at from Rs. 2 to Rs. 3, it will be seen that so far from there being any saving to the working classes there would be a large increase. This would have to be made good either by employers of labour or assistance from the rates, and the cost, if large numbers were moved, would be quite prohibitive. It seems, therefore, that unless a new suburb for the well-to-do classes, which would naturally attract also many followers of the poorer class, be established in the north, the only course that could with advantage be followed would be to move, as far as possible, those whose work is already outside the densely populated areas, chiefly workers in mills. The Trust have for some time been negotiating with the Millowners' Association regarding this question, but nothing has been settled as yet, and this project, which is the one best calculated to give considerable relief from overcrowding in a short time, should not be delayed. If the millowners will not co-operate, the Trust should consider seriously whether they should not take independent

action. Another serious difficulty that may be pointed out here is the necessity for securing the full benefits of such improvements as may be effected. It is quite reasonable to lay down that landlords must keep their houses in a structurally fit condition for human habitation, and on the other hand it is equally necessary to insist that the tenants for their part shall follow the essential rules of good sanitation. It has been pointed out over and over again by the Health Officer that the habits of the lower classes are such that the best possible building from a sanitary point of view would be converted by them in a short time into a most insanitary one. It follows, therefore, that systematic education by means of constant supervision must be afforded. I was at first, for general reasons, opposed to the Trust going much beyond their obligation in the matter of housing the poor and labouring classes, but further experience has led me to believe that we cannot, as in other places, look for much assistance from companies and private individuals, and that, for the present, at least, most of these measures must be undertaken or financed by public bodies, with such assistance as large employers of labour may be induced to give. This liability will naturally entail the establishment of an efficient managing and supervising agency, without which little good can be effected.

5. In the preceding paras. I have to some extent indicated the obstacles which stand in the way of any very rapid improvement of existing circumstances in the City. The Corporation which has already handed over most of its landed property, and which makes a large annual contribution to the Improvement Trust, could not undertake an extensive scheme such as that suggested by Dr. Turner, and Government would probably be unwilling to supply the funds for a project which, though beneficial, might not in the end suffice to keep the City free from plague. It seems to me, therefore, that immediate measures on a large scale are not feasible. But, as I have already stated, there seems to be a case for enquiry as to whether the operation of the Trust should not be modified so as to admit of more insanitary areas being dealt with in detail in the near future. I am doubtful whether the difficulties I have touched on in the way of re-housing will not prevent such rapid progress as the Executive Health Officer considers possible; but it seems desirable that the whole subject should now be discussed. It has been and is in my power and that of the Corporation to bring the subject before the Trust by means of a series of official representations; but we know the hands of the Trust have been very full and we have refrained from embarrassing them. It is, however, the duty of the Executive Health Officer to make complaints regarding insanitary areas, and the function of the Trust to deal with them, if possible; and as the subject has now been raised it seems to me to be the best course to lay it before the Board and invite their serious consideration of it. The points that present themselves to me are chiefly the following:—

(1) Whether it is desirable and possible to suspend for a time the construction of the thoroughfares in Schemes II and III, leave the better houses standing and dealing with the most insanitary areas only in the schemes.

(2) Whether, if the above can be effected, the Trust would be able to undertake a number of small improvement schemes, providing for the people displaced.

(3) Whether the provisions of Part II of the Housing of the Working Classes Act should not be adopted and applied to Bombay, inasmuch as individual houses may from being plague centres be dangerous to the localities in which they are situated.

(4) That the question of housing in the north of the island as large a proportion as possible of the people who work there should be taken up at once.

(5) That Schemes V and VI of the Improvement Trust should be expedited.

(6) Whether in re-housing schemes the height of houses should, as recommended by the Executive Health Officer, be limited to two floors.

7. If after enquiry the Trust find themselves in a position to proceed with further improvement schemes, the necessary official representations will be made.

I have the honour to be,
Sir,
Your most obedient Servant,
W. L. HARVEY,
Municipal Commissioner for the City of Bombay.

ACCOMPANIMENT TO APPENDIX C.

No. 2085P. of 18-7-1903.

To

THE MUNICIPAL COMMISSIONER
FOR THE CITY OF BOMBAY.

SIR,—I have the honour to submit the accompanying report on the plague measures that are necessary to be taken in the City for combating the next cold weather epidemic. Government and the Municipality have been spending year by year thousands of rupees on camps, and my proposal to provide semi-permanent structures will, in the long run, be economical. My proposal is that the Municipality and Government should provide for poor people, in addition to what the Improvement Trust will be doing. If the scheme be left entirely to be done by the Improvement Trust, it will take some years, and my object is that we should work in co-operation with that Body, and every possible attempt should be made to relieve the poor and improve the sanitary condition of the City. Anything that we undertake should be undertaken with the least practicable delay.

The houses such as I propose, a plan and sketch of which Mr. Murzban is kindly preparing for me, should not cost more than Rs. 400 to build, and being of brick and cement would be practically a permanent building. If Rs. 2 per mensem were charged, the income derived would pay over 5 per cent. In addition to the cost of building, the value of the land would have to be taken into account, which would reduce the rate of interest to 4 or 3½ per cent. on the outlay; this should be considered quite reasonable considering the object in view, and if Rs. 2-8-0 were charged, which is low compared with rents in the overcrowded parts, the income derived would well repay the capital expended. Added to this, it should be borne in mind that the annual expenditure on plague measures, camps, rents, etc., which comes to nearly 3 lakhs, would be reduced, and that schemes for improving the City cannot all be considered to be profitable investments, and that where money is made in one direction it should go to balance any deficit in an improvement in another, the whole object being to improve the condition of the City to the best advantage at the least possible expense.

* * * * * * * * * *

I have, &c.,
(Sd.) J. A. TURNER,
Executive Health Officer.

Control of Plague in Bombay.

In my last quarterly report I merely focussed, as it were, the situation with a view to bring prominently into notice that plague when thoroughly established thrives when suitable conditions are provided for its sustenance, when the people are overcrowded, when the sick

and healthy live together, when conditions of climate, atmosphere and temperature and moisture favour its propagation, and when the habits and customs prevent measure being taken to control the spread of the disease. I will not waste time by pointing out what is done in countries where these conditions do not exist, and where every detail of sanitation is most rigorously enforced. Comparison between the conditions existing in Bombay and Europe, America, Australia or Cape Town cannot be made. In those countries when an outbreak of dangerous disease occurs there is no opposition to carry out the measures for its prevention; on the other hand any weakness on the part of the administration brings forth an outcry and demand for strong measures which no Government can withstand. I now deal specifically with the subjects under two headings—

(1) The measures that should be adopted to remedy the existing conditions in the City.

(2) What should be done to investigate the cause of the spread of plague in all its bearings—Pathological, Clinical and Sanitary—Preventive and Curative.

In my report I said that we had to deal with plague now as endemic in Bombay, and pointed out that, in order to make any impression on the seasonal incidence of the disease, the class of people who suffered most from its ravages should be removed and housed in such a manner that their surroundings could be regularly supervised, that the houses in which the poor live have become foci of infection and should be demolished or rendered fit for habitation, and nothing short of removing the cause will have any effect in checking the disease which has existed here for so many years. These are measures which, I maintain, are absolutely necessary in the interest of the City, having regard to existing circumstances.

The removal of plague-infected quarters, the opening out of overcrowded areas, stricter attention to cleanliness, removal of offensive matters, sewage and subsoil water and the enforcement of the Act and bye-laws, with regard to exposure of the infected person or things, and more stringent regulation for ascertaining the presence of the disease and the true cause of death, are essential. The poor of Bombay now live an artificial life in houses and under conditions to which they are unaccustomed and unsuited, and which render any attempt at sanitation most difficult. What the people want is smaller houses with one or two floors, thorough ventilation of each room and free air in front and rear, a street at least 40 feet wide at the front and in the rear open space of not less than 20 feet, the sanitary conveniences and washing places built between each row of houses and detached therefrom.

It is the custom of the working classes here to live and cook and sleep in the same room. This should be prevented by providing a small cook-room for each family. The water-supply should be provided outside the house. There should be no *nahanis* or washing places or privies inside the house, and the floors should be of impervious material at least 3 feet above the ground. The large chawls of four and five floors separated from one another by narrow gullies and containing 200 and 300 rooms with a population of several hundreds of people living under the most insanitary conditions as to air, space, light and the presence of filth inside and around the rooms, constitute in themselves a source of danger to health, and when an outbreak of plague or other dangerous infectious disease occurs either by being introduced by human agency or animal agency or dust or filth, the disease will spread rapidly amongst the inmates who are huddled together in a very limited area in contravention of all sanitary principles, and whom once the disease gets its foothold it is difficult to displace.

The occupation of chawls of many floors and rooms is opposed to the habits of the people of an Eastern city. The population cannot be supervised or regulated. Every room in a house is occupied by one or two families; all the refuse and water is thrown out of the window into the street and gullies; intercommunication between families when infectious disease occurs is impossible to control; isolation of a case of infectious disease cannot be carried out. The sanitary arrangements are not suited to the people; water pipes and drain pipes, soil

pipes and house drains, ventilating shafts and gully traps, syphons and intercepting chambers are foreign to the native. Everything should be of the simplest and most easily worked. Small rows of buildings should be erected on sites quoted below, with free air, space, light and proper sanitary arrangements. What I advise is, that all the most insanitary areas be demolished and acquired by the Municipality or Government or Improvement Trust. All those houses which are hot beds of disease, and are in the opinion of the Health Officer unfit for human habitation, be vacated and not allowed to be occupied until a certificate is produced that they have been made fit for human habitation or newly built.

I specify the areas which are in most urgent demand for improvement and places where houses can be erected by the Improvement Trust, Municipality, private enterprise or employers of labour.

Semi-permanent accommodation should be provided for 100,000 people, and the land included in Scheme No. 5 of the Improvement Trust appears to be the only possible place where this could be done, and then only if taken in hand at once, and the low lands drained by large open drains and the low-lying parts filled in, and the houses raised well above the surface of the ground. The presence of the drain should be less malarious than an ill-kept swamp and could be more easily supervised and regulated, and can be eventually covered in. Increased facility for transit by railway and trams must be given, and the advantages of more healthy and cheaper houses offered to the people to induce them to reside there.

This is in addition to what the Improvement Trust will be doing. I understand that they have under consideration a scheme for providing semi-permanent buildings on the vacant land of Kennedy Seaface and in Agripada.

I do not propose in this report to deal with the whole of the City at once, fearing lest the magnitude of the work would swamp the object in view. I therefore specify certain insanitary plague-infected areas in A, B, C and E Wards in order to explain my scheme for dealing with the conditions affecting the health of the people. My proposal is that sanitary dwellings be provided for at least 100,000 persons, and that the houses which are year by year infected with plague be evacuated early and that those that are unfit for habitation be condemned, and those that can be made fit for habitation be improved and re-occupied. By " unfit for habitation " I mean that houses or areas where plague occurs, and which are insanitary as to ventilation, light dampness, obstruction to air and light, insufficient cubic space in and around the dwellings and without proper sanitary conveniences and drainage, be condemned on the report of the Health Officer.

As, however, these improvements in the sanitation of the City will be gradual, I propose, if necessary, to ask for an increased staff of scavengers, carts, halalkhores, drain-cleaners and gully-flushing engines and disinfectants, and as soon as the rains cease, to systematically deal with every area in which plague is likely to occur. Every house which is overcrowded and badly lighted or badly ventilated will be cleaned, disinfected and white-washed; rooms insufficiently lighted or ventilated will be improved. By these means we shall be able to determine the relation of filthy and overcrowded areas to disease. I have already paved the way in this direction, and the Divisional Health Officers, the District Registrars and the Nurses report to me daily on insanitary conditions, and reports are forwarded to the Executive Engineer, who can only deal with a limited number. If my suggestions are carried out, the staff working under the Executive Engineer will be increased, and their instructions will be to deal at once with houses reported on by the Health Officer as being in urgent need of attention.

* * * * * * * *

(Sd.) J. A. TURNER, M.B., D.P.H.,
Executive Health Officer for the City of Bombay.

ACCOMPANIMENT TO APPENDIX C.

Precis of the Housing of the Working Classes Act, 1890.
Unhealthy Areas.

Action is to be taken on a representation (Section 5); the representation is to be taken into consideration by the local authority (Section 4), who, if satisfied, may pass a resolution declaring the area an unhealthy one needing to be dealt with under an Improvement Scheme. Thereafter the scheme is to be drawn up (Section 6), notified and owners to be served with notices (Section 7).

After compliance with the above, the local authority must apply to the Local Government Board, or to a Secretary of State if the part dealt with lies within the County of London, for a confirming order to the scheme.

If the confirming authority thinks fit, it may order a local enquiry to be made and may pass a provisional order authorizing the execution of the scheme (Section 8). Such a provisional order requires the confirmation of an Act of Parliament [Section 8 (6)].

In all the above respects the general scheme of operation is practically similar to that laid down in our own Act.

Part II.—Unhealthy Dwelling Houses.

It is the duty (Section 30) of the Health Officer to represent to the local authority the existence of houses which he thinks unfit for human habitation. Householders may also make similar representations (Section 31).

It is the duty (Section 32) of the local authority to take proceedings for closing houses which are U. H. H., either on their own initiative or on the report of the Health Officer, or on information given under the third schedule of the Act. The third schedule lays down that the nuisance authority shall serve a notice on the owner or occupier of the premises to abate such nuisance and to carry out the works set out in the notice. If the nuisance is likely to recur, or if the house is considered unfit for human habitation, a complaint shall be laid before a Justice of the Peace, who will summon the owner or occupier to appear before two Justices in Petty Sessions, who will enquire into the complaint, and, if the nuisance is proved to exist, may prohibit the use of the premises until, in their judgment, the premises have been rendered fit for human habitation, in which event the previous order will be determined and the house may be declared fit for human habitation.

These are the rules for the County of London; others are prescribed for other parts of the United Kingdom.

During the currency of a closing order if the house has not been rendered fit for human habitation, or if the necessary steps are not being taken to this end, the local authority must pass a resolution that it is expedient to order the demolition of the building (Section 33).

Notice of such resolution is to be served on the owner [Section 33 (21)] appointing a date for the further consideration of the resolution, on which date the owner may attend and object to the demolition. If upon consideration of the resolution and the objections made by the owner the local authority decide that it is expedient to demolish the building, then, unless the owner undertakes to forthwith make the building fit for human habitation, the Local Authority shall order the demolition of the building [Section 33 (3)]. If the owner undertakes as aforesaid, but does not carry out the work by due date, the Local Authority must order the demolition of the building.

An appeal to Court of Quarter Sessions lies from all orders passed by the Local Authority under this part of the Act (Section 35).

The Local Authority shall, on application, make an order charging on the building an annuity to repay the amount of the cost of rendering a building fit for human habitation on being satisfied as to the works executed, cost, &c. (Section 36). The annuity must be at the rate of 6 per cent. on the cost, for a term of 30 years.

If a building, not in itself U. H. H., is so situate as by its position, &c., to stop ventilation or otherwise to make other buildings U. H. H. or to prevent measures from being carried into effect for remedying nuisances, the Local Authority may take into consideration representations from a Health Officer or from four inhabitants stating that the obstructive building should be pulled down (Section 38). The Local Authority, after obtaining a report upon the condition of such building and upon the cost of pulling it down and acquiring the site, are required to supply such report, &c., to the owner and to notify him of the date on which they will consider the matter [Section 38 (3)]. The owner may attend and state his objections, and the Local Authority must pass orders either allowing the objection, or directing the building to be pulled down. An appeal lies to the Court of Quarter Sessions.

Then follow certain clauses dealing with the acquisition of the site by the Local Authority, its retention by the owner, its use for public purposes, its sale to owners of adjacent properties, the settlement of compensation for the building and the site, the apportionment of the cost of demolition to the owners of buildings which have increased in value by reason of such demolition, &c., &c.

Among the provisions of these clauses one [Section 38, (7)] is specially important; under it the Local Authority is empowered to acquire part of a house or manufactory, and it is not competent for the owner to insist upon the whole of his holding being taken. The owner is to be awarded compensation for the part taken, and may be awarded compensation for severance if deemed necessary by the Arbitrator. Such a provision would materially modify Section 49 of the Indian Land Acquisition Act.

Scheme for Reconstruction.—Under Section 30 the procedure to be undertaken in dealing with individual houses and areas which are too small to be dealt with as an unhealthy area under Part I of the Act are laid down. The procedure in a general way follows the lines specified under Part I.

Settlement of Compensation.—The amount of compensation is to be settled by an Arbitrator appointed by the Local Government Board, and his awards are final and binding on all parties [Section 41 (11)]. The considerations to be taken into account in settling the compensation are practically the same as those laid down in Sections 47 and 49 of our Act.

Expenses and Borrowing.—Then follow provisions regarding the raising of funds for meeting charges incurred under this part of the Act, submission of accounts, &c., regarding which no details need be given, as our Act provides fully for them.

Powers of County Councils.—Under Sections 45 and 46 there exist provisions for County Councils undertaking the execution of schemes when the Local Authority has failed to carry them out, charging the Local Authority with the whole or part of the cost.

APPENDIX D.

Extract paras. 17 *and* 18 *of the English Housing and Town Planning Act,* 1909.

Duty of Local authority as to closing of dwelling-house unfit for human habitation.

17. (1) It shall be the duty of every Local Authority within the meaning of Part II of the principal Act to cause to be made from time to time inspection of their district, with a view to ascertain whether any dwelling-house therein is in a state so dangerous or injurious to

health as to be unfit for human habitation, and for that purpose it shall be the duty of the Local Authority, and of every officer of the Local Authority, to comply with such regulations and to keep such records as may be prescribed by the Board.

(2) If, on the representation of the medical officer of health, or of any other officer of the authority, or other information given, any dwelling-house appears to them to be in such a state, it shall be their duty to make an order prohibiting the use of the dwelling-house for human habitation (in this Act referred to as a closing order) until in the judgment of the Local Authority the dwelling-house is rendered fit for that purpose.

(3) Notice of a closing order shall be forthwith served on every owner of the dwelling-house in respect of which it is made, and any owner aggrieved by the order may appeal to the Local Government Board by giving notice of appeal to the Board within fourteen days after the order is served upon him.

(4) Where a closing order has become operative, the Local Authority shall serve notice of the order on every occupying tenant of the dwelling-house in respect of which the order is made, and, within such period as is specified in the notice, not being less than fourteen days after the service of the notice, the order shall be obeyed by him, and he and his family shall cease to inhabit the dwelling-house, and in default he shall be liable on summary conviction to be ordered to quit the dwelling-house within such time as may be specified in the order.

(5) Unless the dwelling-house has been made unfit for habitation by the wilful act or default of the tenant or of any person for whom as between himself and the owner or landlord he is responsible, the Local Authority may make to every such tenant such reasonable allowance on account of his expense in removing as may be determined by the Local Authority with the consent of the owner of the dwelling-house, or if the owner of the dwelling-house fails to consent to the sum determined by the Local Authority, as may be fixed by a court of summary jurisdiction, and the amount of the said allowance shall be recoverable by the Local Authority from the owner of the dwelling-house as a civil debt in manner provided by the Summary Jurisdiction Acts.

(6) The Local Authority shall determine any closing order made by them if they are satisfied that the dwelling-house, in respect of which the order has been made, has been rendered fit for human habitation.

If, on the application of any owner of a dwelling-house, the Local Authority refused to determine a closing order, the owner may appeal to the Local Government Board by giving notice of appeal to the Board within fourteen days after the application is refused.

(7) A room habitually used as a sleeping place, the surface of the floor of which is more than three feet below the surface of the part of the street adjoining or nearest to the room, shall for the purposes of this section be deemed to be a dwelling-house so dangerous or injurious to health as to be unfit for human habitation, if the room either—

(*a*) is not on an average at least seven feet in height from floor to ceiling ; or

(*b*) does not comply with such regulations as the Local Authority, with the consent of the Local Government Board, may prescribe for securing the proper ventilation and lighting of such rooms, and the protection thereof against dampness, effluvia or exhalation : provided that if the Local Authority, after being required to do so by the Local Government Board, fail to make such regulations or such regulations as the Board approve, the Board may themselves make them, and the regulations so made shall have effect as if they had been made by the Local Authority with the consent of the Board ;

Provided that a closing order made in respect of a room to which this sub-section applies shall not prevent the room being used for purposes other than those of a sleeping place; and that, if the occupier of the room after notice of an order has been served upon him fails to comply with the order, an order to comply therewith may, on summary conviction, be made against him.

This sub-section shall not come into operation until the first day of July Nineteen Hundred and Ten, and a closing order made in respect of any room to which this sub-section applies shall not be treated as a closing order in respect of a dwelling-house for the purposes of the next succeeding section.

Order for demolition.

18. (1) Where a closing order in respect of any dwelling-house has remained operative for a period of three months, the Local Authority shall take into consideration the question of the demolition of the dwelling-house, and shall give every owner of the dwelling-house notice of the time (being some time not less than one month after the service of the notice) and place at which the question will be considered, and any owner of the dwelling-house shall be entitled to be heard when the question is so taken into consideration.

(2) If upon any such consideration the Local Authority are of opinion that the dwelling-house has not been rendered fit for human habitation, and that the necessary steps are not being taken with all due diligence to render it so fit, or that the continuance of any building, being or being part of the dwelling-house, is a nuisance or dangerous or injurious to the health, of the public or of the inhabitants of the neighbouring dwelling-houses, they shall order the demolition of the building.

(3) If any owner undertakes to execute forthwith the works necessary to render the dwelling-house fit for human habitation, and the Local Authority consider that it can be so rendered fit for human habitation, the Local Authority may, if they think fit, postpone the operation of the order for such time, not exceeding six months, as they think sufficient for the purpose of giving the owner an opportunity of executing the necessary works.

(4) Notice of an order for the demolition of a building shall be forthwith served on every owner of the building in respect of which it is made, and any owner aggrieved by the order may appeal to the Local Government Board by giving notice of appeal to the Board within twenty-one days after the order is served upon him.

APPENDIX E.

Extract, Section 38 (8) *of the English Housing of the Working Classes Act,* 1890.

Where in the opinion of the Arbitrator the demolition of an obstructive building adds to the value of such other buildings as are in that behalf mentioned in this section, the Arbitrator shall apportion so much of the compensation to be paid for the demolition of the obstructive building as may be equal to the increase in value of the other buildings amongst such other buildings respectively, and the amount apportioned to each such other building in respect of its increase in value by reason of the demolition of such obstructive building shall be deemed to be private improvement expenses incurred by the Local Authority in respect of such building and such Local Authority may, for the purpose of defraying such expenses, make and levy improvement rates on the occupier of such premises accordingly; and the provisions of the Public Health Acts relating to private improvement expenses and to private improvement rates, shall, so far as circumstances admit, apply accordingly in the same manner as if such provisions were incorporated in this Act.

c EXCERPT from the Proceedings of a Meeting of the Trustees for the Improvement of the City of Bombay, held on the 10th December 1912.

4. Considered, with reference to Trustees' Resolution No. 224, dated 26th November 1912, the following draft letter as prepared by the Committee appointed to frame the reply to Government's call for a definite programme with estimates for improvement schemes in all the areas which have been "represented" to the Board in the order of their relative urgency :—

To

THE SECRETARY TO GOVERNMENT,

GENERAL DEPARTMENT.

SIR,—In reply to Government letter No. 2286 of 15th April 1911 in which Government asked the Trust to furnish them with a definite programme with estimates for execution of Improvement Schemes in all areas which have been represented to the Board in the order of their relative urgency, I am directed to state, for the information of Government, that since receipt of the letter under reference, the Trustees and their Officers, in consultation with Municipal Officers, have been studying the modern methods of slum improvement adopted in England and trying to devise some more satisfactory method of dealing with represented areas than those they have hitherto followed, their main object being to reduce (1) the loss on improvement schemes, (2) the time they take to mature, and (3) the disturbance they cause to house-owners and their tenants.

2. In pursuance of these objects the Chairman some months back submitted to the Board his views as to how the several represented areas should be dealt with. These views follow generally the lines of the recommendations made by Mr. Orr in a lecture which he recently delivered before the Bombay Sanitary Association; but the lecture has not yet been brought before the Board for discussion; and in view of the fact that Government have announced their intention of appointing a Committee to examine the questions raised in Mr Orr's lecture, the Trust desire to await the result of the Committee's inquiries before they proceed to consider and come to a definite decision as to how the several represented areas should be dealt with.

3. In these circumstances, Government will, the Trust hope, recognise that it would be useless at present to revise and submit the estimates amounting to just over 3 crores which were originally drawn up for Improvement Schemes in the represented areas. But an additional point which the Trust desire particularly to bring to the attention of Government is that these original estimates will now fall far short of the probable cost of carrying out the contemplated improvements. For example, on revision of the estimates for Kamatipura, one of those represented areas, it is found that in five years, assessments have risen by over 70 per cent. It may be assumed, therefore, that revised Estimates for all the areas represented will certainly exceed 5 crores, and the loss involved in carrying them out will be proportionately greater than the estimated loss on which the application for a subsidy of 4½ lakhs was based. Even, assuming that, as a result of the contemplated inquiry by the Committee and the action which Government may desire to take, the loss on the represented areas will be largely reduced, the Board wish respectfully to point out that there are other large insanitary areas for which representations may be received at any moment. As a matter of fact, the Municipal Commissioner has only been deterred from representing further areas, because of the fact that the Board's resources are unequal to further liabilites. The Board are convinced that the amount of the annual subsidy of 4½ lakhs will hardly be sufficient, if the sanitary improvements, which they have slowly and laboriously effected in the small percentage of the congested part of the City which is covered by the represented areas already dealt with, are to be extended, as they should be, not merely to the other represented areas but to the whole City within a reasonable time.

4. If the Trustees only had an assurance from Government that the annual subsidy of 4½ lakhs would be placed at their disposa lfrom next year, they would forthwith proceed with

such experimental measures of partial demolition as can be carried out under the existing law without waiting for amendment. They would for the purpose of demonstrating how far slum improvement can be carried out without extensive demolition of existing houses give up acquiring houses which may be classified as easily capable of being brought into a reasonably sanitary condition, remove the sanitary defects in acquired houses by structural alterations and other means and resell such improved houses, instead of reselling vacant land as building sites under the existing method. But their existing resources are so fully allotted to works in their approved programme that they have no funds available for experimental measures such as those referred to, nor for the improvement of represented areas, however serious their condition.

5. The Trustees hope that, on consideration of all these facts Government will realise the urgency of the Trust's need of financial assistance and will not withhold such assistance until the deliberations of the Committee appointed to discuss Mr. Orr's lecture are completed and any change of the law that Government may then decide upon is brought into effect. The Trustees are convinced that they can usefully spend a sum of even more than 4½ lakhs per annum on the insanitary area of the City, both represented and others, and they respectfully hope that Government will see their way to make this amount available as soon as possible.

6. The Trustees understand that large sums are now being allotted by the Government of India to various towns as grants-in-aid towards large works of sanitary improvement, and they venture to suggest that, to save further delay, an application for an immediate grant should be made to the Government of India on behalf of the Bombay City Improvement Trust, so that they may be enabled to start small experimental schemes in areas in which some improvement of the sanitary conditions is urgently necessary, pending the provision of the annual subsidy of 4½ lakhs which the Trustees regard as the minimum required for the adequate treatment of the City as a whole, it being, of course, understood that the special grant is not to be regarded as a substitute for the larger subsidy asked for.

The draft letter was then considered para. by para.

Para. 1.—This was passed as drafted.

Para. 2.—Mr. Wacha objected to that part of it commencing with the words "these views" and ending with "discussion." But this objection was not entertained and the para. was passed as drafted.

Para. 3.—The following alterations were agreed to :—

For the words "the" before "action" substitute "any" and for the word "desire" substitute "decide."

Para. 4.—It was agreed to omit the word "only" after the word "Trustees."

Para. 5.—It was agreed that this para. should read as follows instead of as drafted :—

"The Trustees hope that on consideration of all these facts Government will realise the urgency of the Trust's need of financial assistance and will not withhold such assistance until the deliberations of the Committee appointed to discuss Mr. Orr's lecture are completed and the action, if any, is decided upon. The Trustees are convinced that they can usefully spend a sum even greater than that rendered available by an annual subsidy of 4½ lakhs for the improvement of the insanitary areas in the City, both represented and others; and they respectfully hope that Government will see their way to make this subsidy available as soon as possible."

Para. 6.—On the motion of Sir Ibrahim Rahimtoola, it was agreed that this para. should be deleted.

The Chairman having proposed that the draft as amended be approved, Mr. Wacha moved the following amendment :—

That the following draft be substituted for the draft as amended :—

" In reply to the letter of Government, dated 15th April 1911, I am directed by the Board of Trustees to respectfully point out to Government that, owing to the many ill-considered, ill-planned and improvident schemes to which the Trust grievously committed itself, and which none more deeply regret than the Trustees themselves, the Board is sorry to observe that it is not in a position at present to furnish the information the Government seeks.

" 2. The fact is that in carrying out the schemes, blindly and hurriedly launched one after the other, with breathless pace, without any reference to the sanitary regeneration of the City to which pointed attention was wisely drawn more than once by the Municipal Corporation, the Board has borrowed to date no less than 4¾ crore rupees, bearing interest at 4 per cent., besides the subvention of ½ crore by the Imperial Government. The several schemes are in various stages of completion, and the Board has not the faintest idea of what their ultimate cost may be, and how many more crores will they absorb before completion, the respective dates of which cannot be fixed even approximately. Of course, estimates have been more than once made, but they are purely hypothetical and cannot be relied upon having regard to the fluctuating condition of land and buildings in the City from year to year.

" 3. Thus the Board finds that its resources are almost exhausted, while it is problematical how far the public may respond in the near future to lending further monies, seeing that the Board has not been able to satisfy the public that its operations have been in any way commensurate or beneficial, with the colossal amount of 5¼ crores already or very nearly expended. Moreover, every annual borrowing of at least 25 lakhs entails an interest charge of 1 lakh per annum which the current revenue is unable to discharge without the Municipal contribution of 9½ lakhs per annum *pari passu*, establishment charges amount higher and higher from year to year.

" 4. The Board has given its most serious consideration to the financial *impasse* which the colossal blunders of the last 14 years have wrought while fully alive to the imperative necessity of the crying sanitary improvements in the City, which have not been as yet taken seriously into hand since 1898.

" 5. Having given its most careful and earnest attention to the grave problem now staring it in the face, the Board is of opinion that the safest and most salutary course for the purpose of carrying out of the improvements is to request the Government to earmark by means of legislation the annual Municipal contribution provided the Government will give relief to the current revenue of the Trust by an annual subsidy of 5 lakhs, either from the Provincial or Imperial Treasury"

The amendment on being put to the vote was *lost*, Mr. Wacha alone voting for it.

The Chairman's proposal having been carried as a substantive motion, Mr. Wacha only dissenting, it was resolved.—

RESOLUTION No. 232.—Government should be addressed as follows:—

'To

THE SECRETARY TO GOVERNMENT,

GENERAL DEPARTMENT.

SIR,

In reply to Government letter No. 2286 of 15th April 1911, in which Government asked the Trust to furnish them with a definite programme with estimates for execution of improvement schemes in all areas which have been represented to the Board in the order of their relative urgency, I am directed to state, for the information of Government, that since receipt of the letter under reference, the Trustees and their Officers, in consultation with Municipal Officers, have been studying the modern methods of slum improvement adopted in England

and trying to devise some more satisfactory method of dealing with represented areas than those they have hitherto followed, their main object being to reduce (1) the loss on improvement schemes, (2) the time they take to mature, and (3) the disturbance they cause to house-owners and their tenants.

2. In pursuance of these objects, the Chairman some months back submitted to the Board his views as to how the several represented areas should be dealt with. These views follow generally the lines of the recommendations made by Mr. Orr in a lecture which he recently delivered before the Bombay Sanitary Association; but the lecture has not yet been brought before the Board for discussion; and in view of the fact that Government have announced their intention of appointing a Committee to examine the questions raised in Mr. Orr's lecture, the Trust desire to await the result of the Committee's inquiries before they proceed to consider and come to a definite decision as to how the several represented areas should be dealt with.

3. In these circumstances, Government will, the Trust hope, recognize that it would be useless at present to revise and submit the estimates amounting to just over 3 crores which were originally drawn up for Improvement Schemes in the represented areas. But an additional point which the Trust desire particularly to bring to the attention of Government is that these original estimates will now fall far short of the probable cost of carrying out the contemplated improvements. For example, on revision of the estimates for Kamatipura, one of these represented areas, it is found that in five years, assessments have risen by over 70 per cent. It may be assumed therefore that revised estimates for all the areas represented will certainly exceed 5 crores, and the loss involved in carrying them out will be proportionately greater than the estimated loss on which the application for a subsidy of 4½ lakhs was based. Even assuming that, as a result of the contemplated inquiry by the Committee and any action which Government may decide to take, the loss on the represented areas will be largely reduced, the Board wish respectfully to point out that there are other large insanitary areas for which representations may be received at any moment. As a matter of fact, the Municipal Commissioner has only been deterred from representing further areas, because of the fact that the Board's resources are unequal to further liabilities. The Board are convinced that the amount of the annual subsidy of 4½ lakhs will hardly be sufficient, if the sanitary improvements which they have slowly and laboriously effected in the small percentage of the congested part of the City which is covered by the represented areas already dealt with, are to be extended as they should be, not merely to the other represented areas, but to the whole City within a reasonable time.

4. If the Trustees had an assurance from Government that the annual subsidy of 4½ lakhs would be placed at their disposal from next year, they, would forthwith proceed with such experimental measures of partial demolition as can be carried out under the existing law without waiting for amendments. They would for the purpose of demonstrating how far slum improvement can be carried out without extensive demolition of existing houses, give up acquiring houses which may be classified as easily capable of being brought into a reasonably sanitary condition, remove the sanitary defects in acquired houses by structural alteration and other means and resell such improved houses, instead of reselling vacant land as building sites under the existing method. But their existing resources are so fully allotted to work in their approved programme that they have no funds available for experimental measures, such as those referred to, nor for the improvement of represented areas, however serious their condition.

5. The Trustees hope that on consideration of all these facts, Government will realize the urgency of the Trust's need of financial assistance and will not withhold such assistance until the deliberation of the Committee appointed to discuss Mr. Orr's lecture are completed and the action to be taken thereon, if any, is decided upon. The Trustees are convinced that they can usefully spend a sum even greater than that rendered available by an annual subsidy of 4½ lakhs for the improvement of the insanitary area in the City both represented and others; and they respectfully hope that Government will see their way to make this subsidy available as soon as possible.

EXCERPT from the Proceedings of a Meeting of the Trustees for the Improvement of the City of Bombay, held on the 17th December 1912.

9. Considered, with reference to Trustees' Resolution No. 232, dated 10th December 1912, papers underlying Circulars Nos. 434 and 440 of 1912 on a draft letter to Government, prepared by the Chairman asking for a special allotment of funds to the Trust as a grant-in-aid towards works of urban sanitation.

RESOLUTION No. 240.—The following letter should be sent to Government:—

To

THE SECRETARY TO GOVERNMENT,
GENERAL DEPARTMENT.

SIR,

In view of the Bombay City Improvement Trust's urgent need of funds for the improvement of "represented" areas, I am directed to suggest to Government that apart from and independently of the permanent annual subsidy to the Bombay City Improvement Trust asked for in my No. 9407 of 11th December 1912, an application be immediately made to the Government of India asking for a special allotment of funds to the Trust out of the large sum which, it is understood, the Government of India are prepared to distribute to large towns in India in the shape of grants-in-aid towards works of urban sanitation. The Chairman learnt while attending the All-India Sanitary Conference at Madras that the allocation of these grants was then about to be considered by the Government of India; it is, therefore, important that any application from the Government of Bombay to the Government of India, on behalf of the Trust, should be sent in at a very early date.

APPENDIX M 7.

(Referred to in para. 29 of the Report.)

CONSTRUCTION OF PAREL-SEWRI ROAD.

EXCERPT from the Proceedings of a Meeting of the Trustees for the Improvement of the City of Bombay, held on the 3rd September 1912.

5. Considered, with reference to Trustees' Resolution No. 163, dated 28th August 1912, regarding the proposed resumption by Government of a portion of the Parel Estate for the Bombay Bacteriological Laboratory, the following draft letter to be issued to Government :—

> "With reference to correspondence ending with your letter No. 3435 of 30th May 1912, I am directed to state that the Board will have no objection to the proposed resumption of the area required by Government and to waiving of the statutory six-months' notice, on condition that the claim of the Board to be paid for the land at its full market value is not prejudiced thereby.
>
> "A plan, in duplicate, of the land proposed to be resumed by Government with the boundaries specified is forwarded, as requested in para. 1 of your letter.
>
> "With reference to para. 3 of your letter, I am to say that now that the alignment of the road has been changed so as to fall wholly outside the tank area (*vide* Presidency Engineer's No. 2432, dated 25th March 1912), it is presumed that Government will arrange for the filling in of the tank as soon as the land has been resumed.
>
> "I am further to add that now that Government have decided that the Trust shall be paid the full market value for all schedule lands resumed by Government, the Board will not press for a contribution from Government towards the cost of constructing the 80′ road through the compound of Government House, if and when the road is made."

RESOLUTION No. 168.—The draft letter is approved.

APPENDIX M-8.

(Referred to in para. 29 of the Report.)

EASTERN AVENUE.

EXCERPT from the Proceedings of a Meeting of the Trustees for the Improvement of the City of Bombay, held on the 3rd September 1912.

6. Considered papers underlying Circulars Nos. 241, 279 and 316 on letter from the Engineer regarding the widening of the Parel Road from Sandhurst Road to Lalbagh.

The Chairman explained by reference to a plan on the screen how it was proposed to widen the Parel Road between the points in question, and further consideration was postponed.

The Chairman's proposal for the adoption of the Report was agreed to, Mr. Wacha alone dissenting, and it was resolved—

RESOLUTION No. 184.—The Report is adopted.

---

3. Resumed consideration with reference to Trustees' Resolution, No. 265, dated the 6th December 1910, and Item 6 of the proceedings of the meeting of the Board, dated the 3rd September 1912, of the Engineer's proposals regarding the widening of Parel Road from Sandhurst Road to Lalbagh.

The Chairman continued his remarks, which were illustrated by maps and plans on the screen, in advocation of the Eastern Avenue from Sandhurst Road to a point about 400 feet south of Grant Road being 100 feet wide, and from this point being widened gradually of width of 120 feet at the J. J. Hospital, that width being retained to Lalbagh.

Owing to want of time, further consideration was postponed.

EXCERPT from the Proceedings of a Meeting of the Trustees for the Improvement of the City of Bombay, held on the 3rd December 1912.

6. Resumed consideration, with reference to item 3 of the Proceedings of the Board, dated 11th October 1912, of the Engineer's proposals regarding the widening of Parel Road from Sandhurst Road to Lalbagh.

RESOLULION No. 228.—The Chairman is requested to inform Government that in the course of preparation of a Scheme for broadening Parel Road, the Board's officers have decided on the lines shown in Land Manager's plan No. 45 of 8th October 1912, as those on which the widening can most economically be carried out and to ask Government to consent to the absorption of part of the J. J. Hospital compound into the road as shown in the plan.

EXCERPT from the Proceedings of a Meeting of the Trustees for the Improvement of the City of Bombay, held on the 3rd December 1912.

7. Considered, with reference to Trustees' Resolution No. 113, dated 23rd May 1911, papers underlying Circular No. 384 of 1912 on memo. from the Engineer, No. 6772, dated 24th October 1912, forwarding a copy of his note as follows :—

EASTERN AVENUE.

Sandhurst Road to Lalbagh, 120 feet width vs. *100 feet width.*

The Eastern Avenue may be divided into four sections :—

(*i*) Crawford Market to Sandhurst Road (100 feet wide).

(*ii*) Sandhurst Road to Lalbagh.

(*iii*) Lalbagh to Elphinstone Road *via* Lalbagh (120 feet wide).

(*iv*) Elphinstone Road to Sion (150 feet wide).

Of these, the widths of (*i*), (*iii*) and (*iv*) have been decided by the Board and it now remains to deal with (*ii*). At recent Board Meetings, I have dealt at some length with the City's road systems and have endeavoured to show that the most important system of all is that which occupies the central portion of the Island and extends from Carnac Road on the South to the two Causeways at Sion and Bandra on the north.

The 100 feet section of the Avenue (*i*) is the first link in this great artery which continues along a widened Parel Road as far as Byculla Bridge, at which point it bifurcates ; one branch following DeLisle Road and passing thence through the Mahim Woods to the Causeway at Bandra and the other continuing along Parel Road, Soparibag Road and Vincent Road to Sion.

Sections *i*, *iii*, and *iv* have been discussed " *ad nauseam* " and I do not propose to refer to them again here, except to offer a few remarks and suggestions on the component parts of carriageway and footways adopted for the Lalbagh Section (*iii*) of the Avenue.

It will be remembered that when this question was under discussion, I had advocated the running of fast trams on a raised central track,—some of the Trustees were alarmed by a suggestion that was made to fence in the track as a closed reserve,—and allow traffic to cross it only at distant intervals. This idea did not appeal to the majority of the Board, and it was finally decided to have an 80 feet unobstructed carriageway with two 20 feet footpaths.

I was not satisfied with this decision, but I wanted time to consider the matter more fully and I allowed it to drop for the time being.

I have recently, in connection with the section to be adopted for (*ii*), given the matter further and fuller consideration, and I am convinced that it would be a serious mistake to allow the trams to run as they do now close together in the centre of the road. As time goes on there will be a general speeding up of traffic and with the growth of mechanical traction the dangers of the road will not diminish. It may be—probably will be—necessary to divide slow and fast traffic, and this, in my opinion, is the only rational way of dealing with the traffic problem.

My suggestion is that the tram tracks should be separated by a central raised strip of say 12 feet to 14 feet in width where passengers can rest and wait for their trams, thus being saved the risk of danger which a rush across a wide expanse of road from the side footpaths must entail.

The central strip would have breaks at, say, every 200 yards or every furlong, so that cross traffic would not be unduly hampered ; and a row of large trees planted in the centre of the strip would afford grateful shelter from the sun and rain.

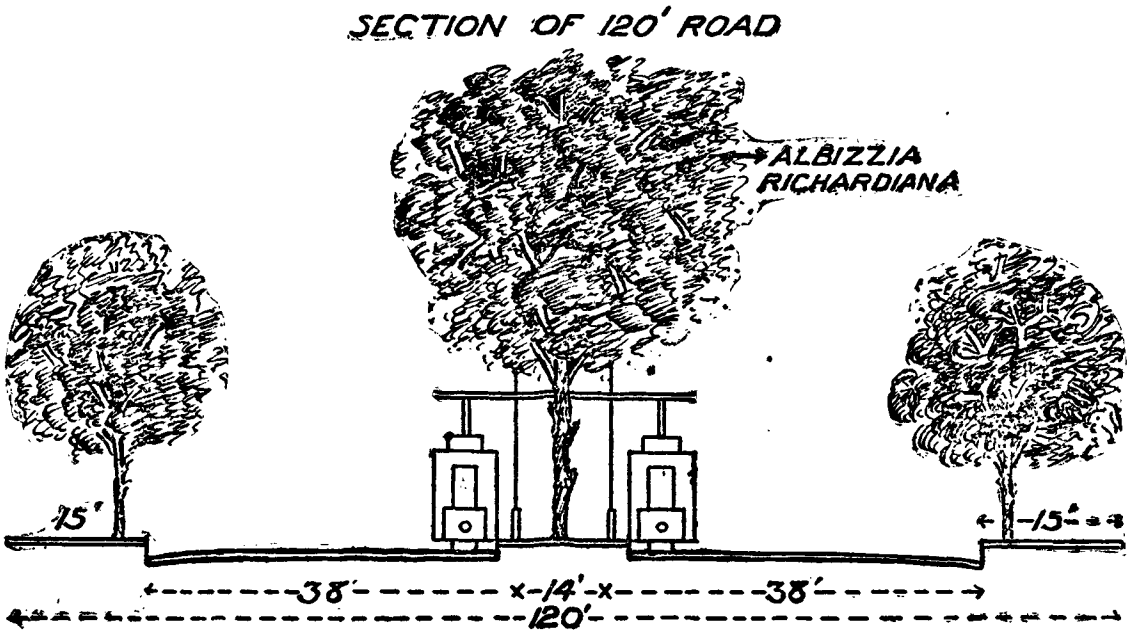
With this arrangement there would be very little traffic crossing or coming on to the track except at the crossings, and although it might not be possible for the trams to run as fast as the reservation system would allow, there would result a vast improvement on existing conditions both as regards safety and speed.

As regards side footpaths, no road of 80 feet wide and over should, in my opinion, have footpaths of less than 15 feet in width, but if trees are to be provided 20 feet is a better width, although the small varieties of trees will do very well on the narrower path.

If the raised central strip arrangement be adopted, it would perhaps be desirable on the score of economy to be content with 15 feet footpaths. With a central strip, say 14 feet in width and 15 feet footpath, a width of 56 feet would be left in a 100 feet road for carriageways, one on either side of the central strip. The full efficiency of these 28 feet carriageways would be to some extent reduced by the fact that a portion would be taken up by the tram tracks. From this, it is clear, I think that for a road of the type advocated by me the width cannot very well be less than 120 feet.

This would give two good carriageways of 38 feet each, or 32 feet, if 6 feet be deducted for the tram track.

In Section (*i*) and a part of Section (*ii*), owing to the great cost of acquisition, a width of 100 feet will probably have to suffice, but that will have to be a road of the ordinary type, consisting of two 15 feet footpaths and a single carriageway 70 feet wide.



The feeling of the Board was generally against any alteration being made in the distribution of the 120 feet road area, sanctioned in Trustees' Resolution No. 113 of 23rd May 1911, and it was resolved—

RESOLUTION No. 229.—To be recorded.

APPENDIX **M-9.**

(*Referred to in para. 29 of the Report.*)

COTTAGE SCHEME IN SCHEME VI

EXCERPT from the Proceedings of a Meeting of the Trustees for the Improvement of the City of Bombay, held on the 13th August 1912.

7. Considered papers underlying Circular No. 276 of 1912 on the following letter from the Engineer, No. 4235, dated 20th June 1912, with accompaniment :—

I have the honour to report that numerous inquiries have been received in this Office with reference to the Scheme for providing small detached and semi-detached bungalows standing in their own compounds at Scheme V. Many of the inquirers express their willingness to become tenants and buy the houses on the instalment payment system. What is really required to crystalize the Scheme into a definite working arrangement is something tangible in the shape of buildings actually constructed on the site ; and I think it would be advisable for the Board to construct, say, five small bungalows at a cost of not more than Rs. 25,000 for the lot.

2. Schemes V and VI are comparatively new grounds as residential areas, and it would be to the interest of the Board to spend money for this purpose as an advertisement of these Schemes ; indeed something of the sort will eventually become necessary, if we are to get rid of the large quantity of land in our possession in the north of the Island. It should be borne in mind that it is not proposed that the Board should become a Building Society, and that the suggested expenditure is purely for advertising purposes, to give a lead to private enterprise, and direct it on the right lines.

3. The accompanying plans and estimates give a general idea of the Scheme as a whole, but it is proposed to leave all, except five houses to private enterprise. As will be seen the average cost of each house is estimated at Rs. 3,750, but most of the applicants seem to desire a slightly larger house and are willing to pay a slightly larger rent to secure it, so that I ask for a maximum amount of Rs. 5,000 per bungalow to meet such cases. Of course, if the

bungalows are made larger, the number on the site will be reduced. There will be no difficulty whatever in finding buyers on the instalment system for these five bungalows and consequently the Board would obtain a good advertisement without cost to themselves.

The Scheme.

It is proposed to erect 22 small bungalows on the lines of a "Garden Village." These houses will vary slightly in size and arrangement of accommodation to suit various needs; the average cost of each tenement will be Rs. 3,750, and as will be seen from the accompanying estimate the return on the captial invested would be about 4½ per cent.

The rents for the bungalows will range from Rs. 27 to 31, out of which one rupee per month is a payment to the Trust towards the upkeep of the central garden, In addition to this it is suggested that the scheme should provide that on the payment of additional Rs. 28 a month paid regularly for 10 years, the tenants should become the owners of their particular house, if they so desire, and that they should upon the completion of such payments become the direct lessees of the Improvement Trust and responsible to the Improvement Trust for the ground rent of their particular holding.

In making these estimates I have been very conservative and have allowed a good deal more than a private owner allows in his estimate for outgoings in Bombay, usual percentage being about 25 per cent. of the rent. This, however, I consider too low, as it is based on the assumption that the building owner will keep the building in repair or rather disrepair according to the habit of his kind in Bombay.

My own estimate of outgoings which works out at 35 per cent. of the rent is a trifle high so as to be on the safe side; the items which I think I have taken high are Municipal taxes which I have estimated at 15 per cent. on the gross rent, whereas at present they are only 14·42 per cent., and this is the highest that they have been for some years.

I have also allowed the usual rate for vacancies, these in a scheme like this ought to be very small, indeed, owing to the fact that probably the majority will take to purchase their buildings outright on the instalment system, in which case the vacancies ought to be *nil*.

For a similar reason the Sinking Fund would not be necessary, and in case these two latter items of outgoings were not needed, the return would probably be 5 per cent.

Estimate of Financial Return.

		Rs.
Capital Expenditure, 22 houses costing Rs. 3,750 each		82,500
Law Expenses, etc.		977
	Rs.	83,477

Net rental 171 × 22 (as per sub-estimate) = 3,762, which is equal to a return of 4½ per cent:—

Sub-Estimate.

Rent (average)	Rs. 28·7 × 12 = 344 ...	Rs.	344
Outgoings ... Ground rent	= Rs. 50		
Municipal Taxes ...	= „ 52		
Repairs	= „ 26		
Insurance	= „ 6·4		
Vacancy and management.	= „ 32		
Sinking Fund	= „ 6·6		
	Rs. 173	Rs.	173
	Nett rent per house ...	Rs.	171

N. B.—Payment for upkeep of Central Garden is not added to the rent or included in the outgoings as these two amounts would balance each other.

Resolution No. 156.—The sum of Rs. 25,000 is sanctioned for the building of five cottages in Scheme V, chargeable to Capital Account of the Scheme.

APPENDIX **M-10.**

(Referred to in para. 29 of the Report.)

DEVELOPMENT OF SCHEME V.

EXCERPT from the Proceedings of a Special Meeting of the Trustees for the Improvement of the City of Bombay, held on the 11th October 1912.

2. Considered the following Report of the Land Committee, No. V, dated the 19th August 1912 :—

* * * * *

2. *Development of portions of Schemes V and VI.*

We beg to append the following :—

(1) Extract (Item 3) from the proceedings of the Land Committee, dated 19th April 1912 :—

"3. Considered papers underlying Circular No. 133 of 1912 on Note by the Engineer, dated 9th April 1912, on the new development plan No. 5452 of 4th April 1912 for portions of Schemes V and VI showing the proposed alignment of the roads from King's Circle to the Mahim Loop Underbridge and the 80 feet road to the Park and the 60 feet north and south road from Matunga Station.

"Mr. Kent explained the main changes he had made in his original development plan after considering Mr. Delves's development.

"RESOLUTION :—The alignment of the road from King's Circle to Matunga Station as shown on the new development plan No. 5452 of 4th April 1912 is approved.

2. The Chairman is requested to convene a meeting of the Engineer, the Deputy Land Manager and the Architect to have such modifications of the new development made as all three may agree upon, and to report to the Committee on such points as the three Officers may be unable to agree upon."

(2) *Notes of Conference of the Chairman, the Engineer, the Deputy Land Manager and the Architect, dated 29th April 1912, regarding Mr. Kent's development Plan (No. 5452 of 4th April 1912) of part of Schemes V and VI* :—

"1. Plan submitted by Engineer is for area west of Vincent Road from Chord Railway southwards to first culvert under Railway.

"2. Mr. Delves doesn't press his original proposition that there must be a complete lay-out for the whole Scheme : so far as the area between the Circle Station road and Chord Railway is concerned, the development may be independent of development of remainder of Estate ; but the development of East of Vincent Road may affect the minimum width of road running due east from Market to Vincent Road. On this account Mr. Delves would have development of area east of Vincent Road determined as regards general direction of main roads leading to Matunga Station.

"3. Mr. Kent produces a tentative development of area east of Vincent Road showing main roads tending towards King's Circle. Traffic would probably take short cut to station down the road running west from just south of King's Circle to Market. It is just possible to make this road 50 feet instead of 40 feet, as shown in Mr. Kent's plan, and the possibility of having to broaden this road to 50 feet later on should always be borne in mind.

"4. In the alternative it may prove better to make the next east-west through road to the south broader than the 40 feet shown to serve traffic from east of Vincent Road.

"5. In either case there should be no great difficulty in adjusting the intermediate plots, and decision can therefore be deferred till we know more of what the tendency of traffic is likely to be. Shops must be allowed to be built up to road-edge, and therefore when first application for shops is received the width of road must be finally determined.

"6. Shops to be allowed in the positions indicated by red letter S, each position to be filled or nearly filled before any other position is allowed to be taken up.

"7. Alternative sites for Market were considered; but no satisfactory site could be found, considering the necessity for keeping the Market well separated from decent residential areas.

"8. It was thought that a small additional Market site would probably be ultimately required in the corner near the underbridge where Chord Railway crosses G. I. P. (site marked M).

"9. Along Chord Railway just east of the G. I.P. is a strip at present owned by Railway. It must be decided whether the Railway, give it up to us or not before development hereabouts can be decided on.

"10. It is doubtful whether land would be taken up for small cottages right opposite chawls as suggested in line A—B near north-west corner of development plan. It would be better to substitute for the line of cottages along the road a line of good class chawls (ground and one upper) with breaks of 20 feet at intervals of 80 feet and with an open space of 50 feet between them and back of the cottages facing on to the play-ground. The block A—B and block of cottages behind it should be left unlet until remainder of area round playground has been taken up, and we have some indication of demand for chawls and cottages.

"11. Two entrances to play-ground should be made 26 feet broad and third opposite road to station 40 feet broad.

"12. Probably many of the plots tentatively shown in the different blocks on the development plan will have to be reduced in frontage and in area for economical development, so as to make a shorter average length of road (with sewer, &c., to each house).

"13. Considering the traffic to the station along the road just east of the excluded area that road should be made 50 feet broad instead of 40 feet as indicated by red pencil.

"14. Within the King's Circle will be Circular Road 60 feet road including one 15' feet footpath. There will be a turfed reserve between it and Tramways.

"15. The development plan has to be altered along the G. I. P. Railway, because the Railway Company are acquiring an extra strip along the Railway. The playing fields will not be reduced in area; but the plots east of them will be reduced in size.

"16. The block round the Oval, east of Station, might be amalgamated with that just south of it, so that there would be a double line of plots round the Oval, the outer facing on roads, the inner on to the Oval.

"17. Throughout the Scheme not more than one-third of any plot is to be built on.

"18. Where there are side spaces between houses these spaces must be at least 20 feet broad.

"19. Between backs of houses there should ordinarily be at least 30 feet space; but ground floor sheds for cows, horses, &c., may on larger plots be allowed in *approved* positions.

"20. There are 13 plots 200 feet by 200 feet south of King's Circle on Vincent Road; and there are in all 50 such plots in the scheme. The question is whether we shall get people to take such large plots up at even Rs. 5 or Rs. 6 per square yard subject to the condition that only good looking buildings will be approved and only one-third of the plot may be built on Buildings limited to ground and two upper floors and to have at least 80 feet intervals between successive houses.

" If only a plot here and there is taken up the scheme will be spoilt; so we must dispose of the plots in order from King's Circle southwards, and until it is certain that the plots will be taken the parallel road to west must not be constructed.

"21. A triangular plot north-west of King's Circle has been selected for location of 22, houses to be constructed in 12 blocks round a Central Garden in order to make a start in getting the poorer classes of clerks on to this estate.

Bombay, 29th April 1912. (Sd.) J. P. ORR."

---

(3) *Letter from the Deputy Executive Engineer, Drainage, Bombay Municipality No.* 458, *dated 23rd May* 1912, *to the Trust Engineer* :—

" I have the honour to state that a scheme for the sewerage of the north of the Island is under preparation. I shall, therefore, be obliged by your kindly furnishing me with plans and sections or levels of the proposed roads in Schemes Nos. V and VI close to the east of the G. I. P. Railway between Dadar and Sion stations to enable me to lay out the line of the main sewer."

---

(4) *Memo. from the Engineer, No.* 5434, *dated 9th August* 1912, *forwarding copy of the following letter to the Deputy Executive Engineer, Drainage, Bombay Municipality, No.* 5435, *dated 9th August* 1912 :—

" With reference to correspondence ending with this office No. 4128 of 15th June 1912, I have the honour to forward the accompanying plans Nos. 5700 of 8th August 1912 and 4790B of 8th July 1912 of Schemes V and VI, respectively, showing the proposed alignment and levels of some of the proposed main roads in both the Schemes. The course which, it is intended, the proposed main sewer may take, is shown in green lines on both the plans. This course, it will be noted, has been generally approved by you in your No. S. D. 539 of 1st June 1912.

" 2. The arrangement of the roads as shown in the plans may be considered tentative only, as they have not yet been finally approved by my Board."

After due consideration, we have resolved that (1) the Engineer's develcpment plan No. 5716 of 19th August 1912 (portion bounded by red line), prepared in accordance with the notes of the Conference of the Chairman (Mr. Orr), Engineer, Deputy Land Manager and Architect *re* Mr. Kent's development plan of part of Schemes V and VI be approved; (2) that the 60 feet road partly included in (1) from Matunga Station to Dadar Station on the G. I. P. Railway be approved; (3) that the Avenue leading from the playing fields near the G. I. P. Railway to the eastern boundary of the Scheme be approved; (4) that the 60 feet road running in a south-eastern direction from the King's Circle to meet the Avenue mentioned in (3) be approved; and we beg to recommend accordingly.

The Chairman's proposal for the adoption of the Report was agreed to, Mr. Wacha alone dissenting, and it was resolved—

RESOLUTION No. 184.—The Report is adopted.

BOMBAY IMPROVEMENT TRUST.

General Balance Sheet as at 31st March 1913.

CITY OF BOMBAY

General Balance

Capital and Liabilities.				Cash.			Cash.			Securities.		
Capital Account.				Rs.	a.	p.	Rs.	a.	p.	Rs.	a.	p.
Schedule value of—												
Schedule "C" lands				53,44,120	7	8						
Schedule "D" lands				17,30,293	5	11						
							70,74,413	13	7			
Debt due to the General Public—	Rs.	a.	p.									
Debenture Loan of 1899 at 4 per cent.	50,00,000	0	0									
Debenture Loan of 1901 at 4 per cent.	30,00,000	0	0									
Debenture Loan of 1902 at 4 per cent.	30,00,000	0	0									
Debenture Loan of 1903 at 4 per cent.	60,00,000	0	0									
Debenture Loan of 1904 at 4 per cent.	50,00,000	0	0									
Debenture Loan of 1905 at 4 per cent.	30,00,000	0	0									
Debenture Loan of 1906 at 4 per cent.	20,00,000	0	0									
Debenture Loan of 1907 at 4 per cent.	15,00,000	0	0									
Debenture Loan of 1908 at 4 per cent.	30,00,000	0	0									
Sterling Loan of 1909 at 4 per cent....	84,99,000	0	0									
Sterling Loan of 1910 at 4 per cent....	49,95,000	0	0									
	4,49,94,000	0	0									
Deduct—												
Net Discount on the above Loans ...	6,85,299	7	1									
				4,43,08,700	8	11						
Debenture Loan of 1912 at 4 per cent....	25,00,000	0	0									
Add—												
Premium on the above Loan	44,789	7	8									
				25,44,789	7	8						
							4,68,53,490	0	7			
Special Grant from the Government of India...				.....			50,00,000	0	0			
Sale-proceeds of Lands and Buildings under section 64 of the Act—												
Cooperage Buildings				624	0	0						
Chaupáti Estate				4,427	9	8						
Parel Estate				1,316	3	5						
Dispensary Plot (compensation awarded by the High Court) during 1912-13				83,647	0	9						
Agripáda Estate				567	5	10						
	Rs.	a.	p.									
Scheme I up to 31st March 1912 ...	1,17,151	11	0									
Scheme I during 1912-1913	3,419	4	0									
				1,20,570	15	0						
Scheme II up to 31st March 1912 ...	4,86,596	2	6									
Scheme II during 1912-1913 ...	5,601	12	0									
				4,92,197	14	6						
Scheme III up to 31st March 1912 ...	5,04,991	6	3									
Scheme III during 1912-1913 ...	63,788	0	5									
				5,68,779	6	8						
Scheme IV				56,294	9	6						
Scheme V up to 31st March 1912 ...	8,619	10	8									
Scheme V during 1912-1913 ...	8,037	6	9									
				16,657	1	5						
Scheme VI up to 31st March 1912 ...	6,231	0	0									
Scheme VI during 1912-1913 ...	1,204	2	1									
				7,435	2	1						
Scheme VIII up to 31st March 1912.	83,791	14	3									
Scheme VIII during 1912-1913 ...	4,874	4	0									
				88,666	2	3						
Scheme IX				4,370	0	0						
Scheme XXVII				45,523	13	10						
Scheme XXIX up to 31st March 1912	1,12,789	2	8									
Scheme XXIX during 1912-1913 ...	45,043	2	4									
				1,57,832	5	0						
Scheme XXX				1,32,000	0	0						
Scheme XXXI up to 31st March 1912	18,040	6	10									
Scheme XXXI during 1912-1913 ...	3,18,478	5	7									
				3,36,518	12	5						
Scheme XXXIII up to 31st March 1912	8,991	14	5									
Scheme XXXIII during 1912 1913 ..	8,700	14	4									
				17,692	12	9						
Scheme XXXVI				10,640	0	0						
Scheme XXVII during 1912-1913				310	6	5						
Carried forward ...				21,46,071	9	6	5,89,27,903	14	2			

IMPROVEMENT TRUST.

Sheet as at 31st March 1913.

Property and Assets.	Cash.	Cash.	Securities.
Capital Account.	Rs. a. p.	Rs. a. p.	Rs. a. p.
Book Value of lands as *per contra*	.....	70,74,413 13 7	
Refund to Government under section 69 (1) and (2) of the Act	.....	38,018 11 7	
IMPROVEMENT OF LANDS VESTED IN THE BOARD.			
Schedule "C" Lands	5,03,566 8 5		
Schedule "D" Lands	8,42,551 12 1		
Schedule "F" Lands	6 0 0		
SCHEMES.			
Scheme No. I—First Nágpáda Improvement Scheme 29,02,273 7 10			
Scheme No. II—Road A—A, Queen's Road to Carnac Bridge 83,43,636 5 7			
Scheme No. III—Road, Elphinstone Bridge to Queen's Road 1,06,78,173 8 7			
Scheme No. IV—Gowália Tank Scheme ...21,27,505 2 10			
Scheme No. V—Dádar-Mátunga Street Scheme 23,14,801 12 6			
Scheme No. VI—Sion-Mátunga Street Scheme 18,17,934 3 6			
Scheme No. VII—Colaba Reclamation Scheme 4,68,031 6 11			
Scheme No. VIII—Mándvi-Koliwáda Improvement Scheme 26,10,515 0 11			
Scheme No. IX—Sankli Street Scheme ... 28,261 9 2			
Scheme No. XIII—Souter Street Extension Scheme 65,568 14 3			
Scheme No. XXVII—Mathew Road Street Scheme 13,23,481 13 8			
Scheme No. XXIX—Nowrojee Hill Improvement Scheme 68,98,271 0 2			
Scheme No. XXX—Souter Street Extension towards Tardeo 1,18,544 10 4			
Scheme No. XXXI—Parel Street Scheme...45,71,067 12 4			
Scheme No. XXXII—East Agripáda Improvement Scheme 11,276 12 6			
Scheme No. XXXIII—Bhatwádi Improvement Scheme... ... ... 3,19,280 9 1			
Scheme No. XXXVI—Chunam Kiln Road Street Scheme 2,60,586 12 1			
Scheme No. XXXVII—Crawford Market to Sandhurst Road Scheme 8,78,318 15 1			
Police Accommodation Schemes :—			
Scheme No. XIV at Nágpáda Estate ... 84,449 12 0			
Scheme No. XVI at Wodehouse Road Estate 3,22,666 15 1			
Scheme No. XVII at Duncan Road ... 58,980 10 6			
Scheme No. XVIII at Sheppard Road ... 36,223 9 8			
Scheme No. XIX at Agripáda 1,79,119 10 8			
Scheme No. XXIII at Connaught Road ... 79,495 9 11			
Scheme No. XXIV in Scheme II ... 2,65,953 6 10			
Scheme No. XXV in Scheme IV ... 307 8 1			
Scheme No. XXXV in Scheme III ... 251 9 10			
Scheme No. XXXIV at Chunam Kiln Road 279 0 0			
Scheme No. XXXIX at Parel Road ... 793 13 10			
	4,67,66,001 7 9		
Widening of Parel Road 5,000 0 0			
Sewri Road 500 0 0			
Cottage Scheme 1,500 0 0			
	7,000 0 0		
Surveys of the Island of Bombay	1,06,945 9 11		
Administrative Offices	3,20,455 8 5		
Store Yard at Agripáda	5,086 5 6		
Central Stores behind Frere Fletcher School	15,656 5 8		
Chaupati Reclamation	1,883 0 0		
		4,85,69,102 9 9	
Total (Appendix II) ...	.....		
General Surveys	29,214 15 10		
Tools and Plant	1,09,442 1 0		
Stores in Stock	42,812 0 10		
Premia for Designs of Chawls	1,000 0 0		
		1,82,469 1 8	
Carried forward ...	.....	5,58,64,004 4 7	

Capital and Liabilities.	Cash.	Cash.	Securities.
	Rs. a. p.	Rs. a. p.	Rs. a. p.
Brought forward ...	21,46,071 9 6	5,89,27,903 14 2	
Capital Account—continued.			
Sale-proceeds of Lands and Buildings under section 64 of the Act—*continued*.			
Police Schemes—			
Scheme No. XVII (Duncan Road)	1,746 10 0		
Scheme No. XVIII (Sheppard Road)	10 10 0		
		21,47,828 3 6	
Appropriations from General Account under section 79 (1) of the Act—			
Up to 31st March 1912	25,86,514 1 11		
For 1912-1913	4,95,947 10 11		
(See Appendix V)		30,82,461 12 10	
Investment of Cash Balances—			
Nominal value of 3½ per cent. Government Promissory Notes as *per contra*	.....	.....	16,97,300 0 0
Nominal value of 3½ per cent. Government Promissory Notes of the compensation money awarded for the Trust's interest in the Dispensary Plot	.....	.....	86,800 0 0
Nominal value of 4 per cent. Bombay Improvement Trust Debentures	.....	.....	1,11,500 0 0
Total, Capital Account ...	.....	(a)6,41,58,193 14 6	18,95,600 0 0
General Account.			
Receipts from Ground-rents, Rents of Buildings, Leaseholds, &c., under section 76 of the Act	18,00,380 10 3		
Contribution from Municipal Fund under section 72 of the Act	9,25,000 0 0		
Refund of Municipal Taxes	67,668 9 10		
Interest on Investments, &c.	2,01,628 5 8		
Sundries	3,426 2 3		
(See Appendix III)		29,98,103 12 0	
Total, General Account ...	.....	(b)29,98,103 12 0	.....
Sinking Fund Account.			
Amount received from General Account Revenue under section 55 (*1*) of the Act— Rs. a. p.			
On account of Debenture Loan of 1899. 2,69,480 0 0			
„ Debenture Loan of 1901. 1,38,160 0 0			
„ Debenture Loan of 1902. 1,25,600 0 0			
„ Debenture Loan of 1903. 2,26,080 0 0			
„ Debenture Loan of 1904. 1,66,623 0 0			
„ Debenture Loan of 1905. 87,920 0 0			
„ Debenture Loan of 1906. 73,655 8 0			
„ Debenture Loan of 1907. 46,096 2 4			
„ Debenture Loan of 1908. 73,754 13 4			
„ Debenture Loan of 1909. 1,79,579 12 0			
„ Debenture Loan of 1910. 75,387 9 8			
	14,62,346 13 4		
Interest on 4 per cent. Debentures— To 31st March 1913.			
On account of Loan, 1899 ... ... 83,906 4 1			
On account of Loan, 1901 ... ... 33,937 5 8			
On account of Loan, 1902 ... ... 26,875 6 11			
On account of Loan, 1903 ... ... 42,170 13 7			
On account of Loan, 1904 ... ... 23,808 4 4			
On account of Loan, 1905 ... ... 12,230 9 0			
On account of Loan, 1906 ... ... 8,581 5 7			
On account of Loan, 1907 ... ... 4,341 3 8			
On account of Loan, 1908 ... ... 5,258 5 1			
On account of Loan, 1909 ... ... 10,712 11 2			
On account of Loan, 1910 ... ... 2,858 8 10			
	2,57,710 13 11		
		(c)17,20,057 11 3	.....
Nominal Value of Debentures purchased as *per contra* ...	.....	.....	17,15,000 0 0
Balance ...	.....	287 12 0	.....
Total, Sinking Fund Account ...	.....	17,20,345 7 3	(c)17,15,000 0 0

Property and Assets.	Cash.	Cash.	Security.
	Rs. a. p.	Rs. a. p.	Rs. a. p.
Brought forward ...	.....	5,58,64,004 4 7	
Capital Account—continued.			
Cost of Alteration of the new Telegraph office and Workshop at Byculla	.....	4,556 14 9	
Appropriation to General Account under section 79 (2) of the Act (as per Appendix V) for—			
1906-07	56,081 4 2		
1907-08	1,22,781 3 10		
1908-09	1,25,303 10 10		
		3,04,169 2 10	
Disposal of Balances under sections 79 (3) (*b*) (i) and 79 (3) (*b*) (iii) of the Act—			
To Government up to 31st March 1910	1,00,143 8 1		
To the Municipal Corporation up to 31st March 1912 ...	18,88,984 10 11		
		19,89,128 3 0	
Investment of Cash Balances—			
Cost of 3½ per cent. Government Promissory Notes ...	16,62,553 5 0		
Cost of 3½ per cent. Government Promissory Notes on account of Dispensary plot	83,634 7 11		
Cost of 4 per cent. Bombay Improvement Trust Debentures	1,13,497 11 4		
		18,59,685 8 3	
		(f) 6,00,21,544 1 5	.....
Balance ...	.....	41,36,649 13 1	18,95,600 0 0
Total, Capital Account ...	.....	6,41,58,193 14 6	18,95,600 0 0
General Account.			
Charges as per section 77 (*1*) of the Act	1,66,828 3 5		
Municipal Rates and Taxes	1,65,187 13 8		
Appropriation to Sinking Fund under section 55 (*1*) for Trustees' Debenture Loans	2,26,331 9 0		
Interest on Debenture Loans	18,28,318 12 4		
Sundries	9,863 14 6		
Interest under section 66 (1) (See Appendix IV)	1,05,625 12 2		
		25,02,156 1 1	
Balance to be appropriated to Capital (Appendix V)	.....	4,95,947 10 11	
Total, General Account ...	.....	*(g)* 29,98,103 12 0	
Sinking Fund Account.			
Cost of 4 per cent. Debentures—			
On account of Loan of 1899 for Rs. 3,56,000	3,53,233 8 1		
On account of Loan of 1901 for „ 1,72,500	1,71,913 3 9		
On account of Loan of 1902 for „ 1,52,500	1,52,552 7 5		
On account of Loan of 1903 for „ 2,66,500	2,68,152 14 2		
On account of Loan of 1904 for „ 1,92,000	1,93,250 0 3		
On account of Loan of 1905 for „ 1,00,000	1,00,261 15 10		
On account of Loan of 1906 for „ 82,500	82,449 7 1		
On account of Loan of 1907 for „ 50,500	50,586 9 6		
On account of Loan of 1908 for „ 78,500	79,182 6 6		
On account of Loan of 1909 for „ 1,87,500	1,90,322 11 4		
On account of Loan of 1910 for „ 76,500	78,440 3 4		
		17,20,345 7 3	
(See Appendix VI) Rs. 17,15,000			
Balance ...	.....	.....	17,15,000 0 0
Total, Sinking Fund Account ...	.....	*(h)* 17,20,345 7 3	17,15,000 0 0

Capital and Liabilities.	Cash.	Cash.	Securities.
Provident Fund Account.	Rs. a. p.	Rs. a. p.	Rs. a. p.
Employés' Contribution	1,04,182 12 4		
Interest on do.	19,884 5 5		
Trustees' Contribution including forfeitures	1,17,038 15 5		
Interest on Trustees' Contribution	19,147 2 2		
		2,60,253 3 4	
Nominal value of Government Promissory Notes as *per contra*	.....	.....	80,000 0 0
Total, Provident Fund Account ...	.....	(*d*) 2,60,253 3 4	80,000 0 0
Miscellaneous Accounts.			
Deposits from Contractors and others	4,79,817 11 5	.....	7,33,400 0 0
Interest on Security Deposits	2,136 6 9	.....	.....
Miscellaneous Advances— Rs. a. p.			
Amount repaid by Contractors, &c.			
Amount recovered from private parties for work done on their behalf 22,405 8 10	22,405 8 10	.....	.....
Gallery Projection Fees	41,023 6 10	.....	.....
Income-tax unpaid	0 3 0	.....	.....
Interest unpaid to Debenture holders— Rs. a. p.			
By Hongkong Bank for Loan of 1899 ... 1,850 8 4			
By Bank of Bombay for Loans from 1901 —1908 ... ... 62,990 0 0			
By Chartered Bank for Loans of 1909 and 1910 ... ... 300 0 0			
	65,140 8 4		
		6,10,526 13 2	
Total, Miscellaneous Accounts ...	.....	(*e*) 6,10,526 13 2	7,33,400 0 0
Grand Total (*a, b, c, d and e*) ...	.....	6,97,47,185 6 3	44,21,000 0 0

Examined and found correct. The Securities in which the Trustees' Surplus Balances, &c., are invested, and the Security Deposits of Contractors and others have been checked and found to agree with the amounts entered above. The Cash Balance has also been checked and found correct.

F. L. SILVA,
Assistant Examiner of Local Fund Accounts. } Auditor.

Accountant General's Office, Bombay, 21st August 1913.

Property and Assets.	Cash.	Cash.	Securities.
Provident Fund Account.	Rs. a. p.	Rs. a. p.	Rs. a. p.
Refund on Subscriber's Contribution	522 5 3		
Interest paid on do.	47 12 5		
Payment of Trustees' Contribution	526 14 7		
Interest paid on do.	41 15 3		
		1,138 15 6	
Cost of 3½ per cent. Government Promissory Notes	.....	78,364 14 0	
		(i)79,503 13 6	
Balance ...	.....	1,80,749 5 10	80,000 0 0
Total, Provident Fund Account ...	.....	2,60,253 3 4	80,000 0 0
Miscellaneous Accounts.			
Refund of Deposits to Contractors and others	1,94,847 0 4	.....	1,74,900 0 0
Interest on Security Deposits	2,124 3 4		
Advances on Imprest Accounts ... Rs. 88,463 11 0			
Do. to Engineer for private works „ 22,918 4 9			
	1,11,381 15 9		
Amount lodged with the Accountant General in connection with the Dispensary plot	12 8 10		
Amount paid to the Municipality on account of Gallery Projection Fees	3,683 10 11		
		(j)3,12,049 7 5	1,74,900 0 0
Balance ...	.....	2,98,477 6 0	5,58,500 0 0
Total, Miscellaneous Accounts ...	.....	6,10,526 13 2	7,33,400 0 0
Total (*f*, *g*, *h*, *i* and *j*) ...	.....	6,51,31,546 9 4	1,74,900 0 0
Balances in Banks—			
Rs. a. p.			
Capital Account ... 41,36,649 13 1			
Provident Fund Account ... 1,80,749 5 10			
Miscellaneous Account ... 2,98,477 6 0			
*Cr.*46,15,876 8 11			
Sinking Fund Account ... *Dr.* 287 12 0			
	.....	*(k)46,15,588 12 11	*42,49,100 0 0
Grand Total (*f*, *g*, *h*, *i*, *j* and *k*) ...	.....	6,97,47,135 6 3	44,24,000 0

Specification of Balances in Banks and in hand:—

	Rs. a. p.		Securities. Rs. a. p.
Hongkong and Shanghai Banking Corporation	3,606 5 3	In Bank's Safe Custody—	
Bank of Bombay	85,697 12 8	Government Promissory Notes	21,35,900 0 0
Chartered Bank of India, Australia and China	3,61,115 2 11	Municipal Debentures ..	2,19,000 0 0
National Bank	3,290 1 3	Port Trust Debentures .	1,90,000 0 0
Mercantile Bank	2,02,164 5 11	Bombay Improvement Trust Debentures ...	16,01,000 0 0
Bank of India	10,01,608 13 8		
Eastern Bank	14,05,629 2 4	Government Promissory Notes in the hands of the Accountant General	41,45,900 0 0
Yokohama Specie Bank	10,02,277 0 11		86,300 0 0
Comptoir National D'Escompti De Paris ...	5,50,000 0 0	Securites in hand ...	16,400 0 0
Cash in hand	200 0 0		
Total Rs. ...	*46,15,588 12 11	Total Rs. ...	*42,49,100 0 0

J. P. ORR,
Chairman.

C. M. CORREA,
Secretary and Chief Accountant.

Secretary's Office, Bombay, 5th August 1913.

APPENDIX I.

CAPITAL ACCOUNT.

Cost of Management and Establishment.

Budget Estimate for the year 1912-1913.	Particulars.	Actual Expenditure for the year ending 31st March 1913.	
Rs.		Rs. a. p.	Rs. a. p.
	COST OF MANAGEMENT AND INCIDENTAL EXPENSES AS PER SECTION 75 (1) OF THE ACT.		
	Chairman's Salary and Allowances—		
33,000	Salary	41,741 15 0	
16,668	Exchange Compensation, Pension and Leave Contribution.	7,578 14 0	
49,668			49,320 13 0
20,400	Trustees' Fees	.....	18,360 0 0
	Secretary's Department—		
43,800	Establishment	47,651 12 3	
1,000	Contingencies, including Postage	1,653 3 2	
100	Books	16 9 0	
700	Stationery	768 11 6	
6,500	Printing (including advertisement)	5,433 1 0	
57,100			55,523 4 11
4,500	Law Expenses	6,363 8 0	
2,000	Furniture for all Departments	541 7 10	
750	Clothing to Peons	658 14 0	
28,000	Expenses of Loan of 1912 and Stamp Duty	14,568 7 0	
24,600	Contribution to Provident Fund	23,939 14 11	
.....	Expenses on account of the Royal Visit	17 6 0	
7,213	Maintenance of Administrative Offices, Central Stores and Payshed and Office furniture	14,666 15 11	
67,063			60,756 9 8
1,94,231	(Total Cost of Management.) ...		1,83,960 11 7
	COST OF ESTABLISHMENTS CHARGEABLE TO CAPITAL ACCOUNT.		
	Engineering Department—		
1,03,450	Establishment	96,017 6 10	
700	Temporary Establishment	609 0 0	
2,000	Survey Instruments	410 1 4	
	Contingencies—		
3,000	Printing	1,982 2 0	
4,000	Stationery	3,835 15 3	
3,000	Sundries	1,266 2 3	
1,16,150			1,04,120 11 8
	Land Manager's Department—		
76,960	Establishment	74,577 15 9	
	Contingencies—		
350	Printing	91 4 0	
2,070	Stationery	1,884 1 0	
400	Sundries	205 10 11	
79,780			76,758 15 8
	Special Collectors' Department—		
23,800	Collectors' Salary	20,855 2 9	
1,800	Do. Conveyance Allowance	.....	
10,125	Do. Pension Contribution	2,619 7 4	
	Do. Deputation Allowance	4,338 4 5	
	Do. Exchange Compensation	28 8 0	
19,213	Establishment (including Leave and Pension Contribution)	11,157 3 3	
2,000	Contingencies	499 5 4	
61,938			39,497 15 1
2,57,868	Carried over ...		2,20,377 10 5
1,94,231		.....	1,83,960 11 7

Budget Estimate for the year 1912-1913.	Particulars.	Actual Expenditure for the year ending 31st March 1913.	
Rs.		Rs. a. p.	Rs. a. p.
1,94,231	Brought forward ...	.....	1,83,960 11 7
2,57,868		.....	2,20,377 10 5
	COST OF ESTABLISMENTS CHARGEABLE TO CAPITAL ACCOUNT—*continued.*		
26,864	Expenses of Tribunal	20,353 6 1	
.....	Engineer's Works Establishment	6,330 5 0	
.....	Land Manager's Acquisition Establishment... ...	10,858 2 11	
			37,541 14 0
2,84,732	(Total Cost of Establishment) ...		2,57,919 8 5
4,78,963	(Total Cost of Management and Establishment) ...		(*a*)4,41,880 4 0
	COST OF ESTABLISHMENT AS PER SECTION 77 OF THE ACT.		
.....	Engineer's Works Establishment	4,694 6 0	
.....	Land Manager's Revenue Establishment	36,877 0 0	
.....	Sanitary Inspector's Salary	1,305 0 0	
.....	Cost of Land Superintendent's Staff	5,867 0 5	
		.....	*(*b*)48,743 6
	Grand Total ...Rs.	(*a* and *b*)	4,90,623 13 5

* Allocated directly to General Account.

J. P. ORR,
Chairman.

C. M. CORREA,
Secretary and Chief Accountant.

Secretary's Office, Bombay, 5th August 1913.

Examined and found correct.
F. L. SILVA,
Assistant Examiner of Local Fund Accounts, } Auditor.
Bombay, 21st August 1913.

APPENDIX II.

CAPITAL ACCOUNT.

Statement of Expenditure on Works.

Works.	Expenditure on Works.			Proportionate Cost of Management and Establishment.			Grand Total to end of 1912-13.
	To end of 31st March 1912.	During 1912-13.	Total to end of 1912-13.	To end of 31st March 1912.	During 1912-13.	Total to end of 1912-13.	
IMPROVEMENT OF LANDS VESTED IN THE BOARD.	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.
Schedule C.—Lands.							
Flats	8,368 15 5	.....	8,368 15 5				
Laying out Chaupáti Estate	91,245 1 2	1,381 1 3	92,726 2 5				
Fire Service on Cotton Green	5,021 1 4	.....	5,021 1 4				
New Roads on Hornby Road Plot, Scheme No. XXII	1,04,190 1 8	.....	1,04,190 1 8				
" " Wellington Lines Plot, Scheme No. XX	30,649 14 7	.....	30,649 14 7				
Wellington Lines Central Garden	3,615 14 4	.....	3,615 14 4				
New Roads on Marine Lines Plot	1,247 1 5	1,766 14 10	3,014 0 3	1,17,437 2 9	14,601 0 0	1,32,088 2 9	5,03,566 8 5
" " Wodehouse Road Plot, Scheme No. XXI	22,364 8 0	.....	22,364 8 0				
Filling in Wells and Payments for Site	36,194 12 1	.....	36,194 12 1				
Special Repairs, "Kennedy Sea Face"	59,048 13 11	.....	59,048 13 11				
Plot south of Crawford Market (Scheme No. X)	4,767 3 4	.....	4,767 3 4				
Secretariat Plot	1,516 14 4	.....	1,516 14 4				
	3,68,330 5 7	3,148 0 1	3,71,478 5 8	1,17,487 2 9	14,601 0 0	1,32,088 2 9	5,03,566 8 5
Schedule F.—Lands	.....	.....	.....	.....	6 0 0	6 0 0	6 0 0
	.....	.....	.....	.....	6 0 0	6 0 0	6 0 0
Schedule D.—Lands.							
Connaught Road Estate, Scheme No. XII—							
Road Construction and Filling in	23,336 1 5	.....	23,336 1 5				
Sundries	2,269 13 1	.....	2,269 13 1				
	25,605 14 6	.....	25,605 14 6				
Laying out Agripáda Estate—							
Filling in Site, etc.	2,89,638 14 5	36,980 6 6	3,26,619 4 11				
Constructing Roads	1,80,592 0 1	*Cr.* 1,134 1 7	1,79,457 14 6	1,58,127 6 3	6,196 0 0	1,64,323 6 3	8,42,551 12 1
Paving Foot-paths	16,142 3 1	.....	16,142 3 1				
Sundries	2,094 8 1	.....	2,094 8 1				
Drainage	1,23,733 2 3	.....	1,23,733 2 3				
	6,12,200 11 11	35,846 4 11	6,48,047 0 10				

| | | |

Works.	Expenditure on Works.			Proportionate Cost of Management and Establishment.			Grand Total to end of 1912-13.
	To end of 31st March 1912.	During 1912-13.	Total to end of 1912-13.	To end of 31st March 1912.	During 1912-13.	Total to end of 1912-13.	
	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.
Brought forward ... Rupees.	2,04,35,244 10 2	2,13,748 9 9	2,06,48,993 3 11	24,30,013 8 0	1,91,200 14 7	26,21,214 6 7	2,32,70,207 10 6
SCHEMES—*continued.*							
Scheme No. IV.—"Gowália Tank Scheme."							
Land—							
Acquisition of Properties	12,10,322 4 2	.....	12,10,322 4 2				
Brokerage, Law Charges and Sundries... ...	64,419 9 0	1,516 15 6	65,936 8 6				
Filling in	2,13,099 14 0	.....	2,13,099 14 0				
Roads	2,76,169 10 11	1,902 11 6	2,78,072 6 5	2,28,191 0 11	11,936 0 0	2,40,127 0 11	21,27,505 2 10
Retaining Walls	40,414 7 4	.....	40,414 7 4				
Slip in Gibbs Road	79,424 10 6	.....	79,424 10 6				
Steps for Pedestrians on Hughes Road	107 15 0	.....	107 15 0				
...	18,83,958 6 11	3,419 11 0	18,87,378 1 11				
Scheme No. V.—"Dádar-Mátunga Street Scheme."							
Land—							
Acquisition	17,03,538 9 2	2,02,854 3 1	19,06,392 12 3				
Brokerage, Law Charges and Sundries	56,760 7 2	4,100 8 4	60,860 15 6				
Filling in	81,005 5 11	77,604 1 10	1,58,609 7 9	1,53,415 5 0	27,090 15 7	1,80,506 4 7	23,14,801 12 6
Roads	7,261 13 6	1,146 2 11	8,408 0 5				
Removal of Debris	24 4 0	.....	24 4 0				
	18,48,590 7 9	2,85,705 0 2	21,34,295 7 11				
Scheme No. VI.—"Sion-Mátunga Street Scheme."							
Land—							
Acquisition of Properties	14,23,566 14 7	1,21,068 0 0	15,44,634 14 7				
Brokerage, Law Charges and Sundries	56,293 4 7	1,668 5 3	57,961 9 10				
Filling in	29,977 8 5	26,306 3 10	56,283 12 3	1,40,960 10 9	15,753 0 0	1,56,713 10 9	18,17,934 3 6
Roads	143 1 0	450 15 9	594 0 9				
Semi-permanent Sheds at Mátunga	.....	1,746 3 4	1,746 3 4				
	15,09,980 12 7	1,51,239 12 2	16,61,220 8 9				

| | | |

Works.	Expenditure on Works.			Proportionate Cost of Management and Establishment.			Grand Total to end of 1912-13.
	To end of 31st March 1912.	During 1912-13.	Total to end of 1912-13.	To end of 31st March 1912.	During 1912-13.	Total to end of 1912-13.	
	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.
Brought forward ...Rupees.	2,97,07,809 9 6	6,61,161 9 9	3,03,68,970 3 3	33,92,814 4 9	2,64,473 2 3	36,57,287 7 0	3,40,26,257 10 3
SCHEMES—*continued.*							
Scheme No. XXIX.—"Nowroji Hill Improvement Scheme."							
Land—							
Acquisition	62,14,275 10 11	14,745 12 4	62,29,021 7 3				
Sundries	91,050 8 0	10,817 11 0	1,01,868 3 0				
Filling in	57 2 0	39,724 3 8	39,781 5 8	4,48,019 3 0	29,514 3 1	4,76,533 6 1	68,98,271 0 2
Roads	11,220 12 4	29,263 5 4	40,484 1 8				
Removal of Debris	5,926 6 6	4,656 2 6	10,582 8 6				
	63,22,530 7 9	99,207 2 4	64,21,737 10 1				
Scheme No. XXX.—"Souter Street Extension towards Tárdeo."							
Land—							
Acquisition	64,792 4 10	4,750 0 0	69,542 4 10				
Sundries	6,351 1 3	57 12 0	6,408 13 3	12,371 14 6	509 0 0	12,880 14 6	1,18,544 10 4
Filling in	24,934 11 8	1,691 12 2	26,626 7 10				
Roads	3,500 14 9	*Cr.* 414 12 10	3,086 1 11				
	99,579 0 6	6,084 11 4	1,05,663 11 10				
Scheme No. XXXI.—"Parel Street Scheme."							
Land—							
Acquisition	35,97,169 13 10	1,34,207 2 0	37,31,376 15 10				
Sundries	54,765 14 10	19,745 11 1	74,511 9 11				
Chawls at Sopari Baug Road	3,09,389 11 8	3,542 11 6	3,13,432 7 2				
Road	13,986 4 9	54,822 15 1	68,809 3 10	3,42,039 0 4	35,077 10 4	3,77,116 10 8	45,71,067 12 4
Removal of Debris	38 0 0	.....	38 0 0				
Filling in	.....	5,326 9 2	5,326 9 2				
Sheds for Sweepers	.....	456 3 9	456 3 9				
	39,75,849 13 1	2,18,101 4 7	41,93,951 1 8				
Scheme No. XXXII.—"East Agripáda Improvement Scheme."							
Land—							
Sundries	1,023 9 8	111 4 0	1,134 13 8	141 14 10	10,000 0 0	10,141 14 10	11,276 12 6
	1,023 9 8	111 4 0	1,134 13 8				

Scheme No. XXXIII.—"Bhatwádi Improvement Scheme."									
Land—									
Acquisition of Properties	2,77,854 1 4	.....	2,77,854 1 4	25,790 0 7	2,151 0 0	27,941 0 7	3,19,280 9 1		
Sundries	3,998 15 6	31 8 0	4,030 7 6						
Roads	6,325 9 8	3,129 6 0	9,454 15 8						
	2,88,178 10 6	3,160 14 0	2,91,339 8 6						
Widening of Parel Road	.....	.....	.....	.....	5,000 0 0	5,000 0 0	5,000 0 0		
Sewri Road	.....	.....	.....	.....	500 0 0	500 0 0	500 0 0		
Cottage Scheme	.....	.....	.....	.....	1,500 0 0	1,500 0 0	1,500 0 0		
Scheme No. XXXVI.—"Chunam Kiln Road Street Scheme."									
Land—									
Acquisition	1,98,819 8 0	.....	1,98,819 8 0	20,335 0 0	1,433 0 0	21,818 0 0	2,60,586 12 1		
Sundries	5,974 7 7	6 0 0	5,980 7 7						
Roads	25,730 3 0	8,238 9 6	33,968 12 6						
	2,30,524 2 7	8,244 9 6	2,38,768 12 1						
Scheme No. XXXVII.—"Crawford Market to Sandhurst Road."									
Land—									
Acquisition	1 6 9	7,72,256 10 5	7,72,258 1 2	71 0 0	92,672 4 4	92,743 4 4	8,78,318 15 1		
Brokerage Law Charges and Sundries	1,381 2 6	11,936 7 1	13,317 9 7						
	1,382 9 3	7,84,193 1 6	7,85,575 10 9						
POLICE ACCOMMODATION SCHEMES.									
First Nágpáda Estate—Scheme No. XIV—									
Construction	69,201 1 7	.....	69,201 1 7	11,020 0 5	.....	11,020 0 5	84,449 12 0		
Sundries	4,228 10 0	.....	4,228 10 0						
	73,429 11 7	.....	73,429 11 7						
Wodehouse Road Estate—Scheme No. XVI—									
Acquisition	76,302 0 0	.....	76,302 0 0	39,087 7 9	.....	39,087 7 9	3,22,666 15 1		
Construction	2,02,131 8 1	.....	2,02,131 8 1						
Sundries	5,145 15 3	.....	5,145 15 3						
	2,83,579 7 4	.....	2,83,579 7 4						
Duncan Road—Scheme No. XVII—									
Acquisition	39,281 12 4	.....	39,281 12 4	7,582 3 4	.....	7,582 3 4	58,98 6		
Construction	10,986 13 11	.....	10,986 13 11						
Sundries	1,129 12 11	.....	1,129 12 11						
	51,398 7 2	.....	51,398 7 2						
Carried over ...Rupees.	4,10,35,284 8 11	17,80,264 9 0	4,28,15,549 1 11	42,99,272 1 6	4,41,880 4 0	47,41,152 5 6	4,75,56,701 7 5		

Works.	Expenditure on Works.			Proportionate Cost of Management and Establishment.			Grand Total to end of 1912-13.
	To end of 31st March 1912.	During 1912-13.	Total to end of 1912-13.	To end of 31st March 1912.	During 1912-13.	Total to end of 1912-13.	
	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.
Brought forward ...Rupees.	41,035,284 8 11	17,80,264 9 0	4,28,15,549 1 11	42,99,272 1 6	4,41,880 0	47,41,152 5 6	4,75,56,701 7 5
POLICE ACCOMMODATION SCHEMES—*continued.*							
Sheppard Road—Scheme No. XVIII—							
Acquisition	15,173 4 3	.....	15,173 4 3	4,270 4 9	.....	4,270 4 9	36,223 9 8
Construction	14,866 14 4	.....	14,866 14 4				
Sundries	1,913 2 4	.....	1,913 2 4				
	31,953 4 11	.....	31,953 4 11				
Agripádá Estate—Scheme No. XIX—							
Acquisition	44,876 0 0	.....	44,876 0 0	24,100 6 5	.....	24,100 6 5	1,79,119 10 8
Construction	1,00,831 13 3	.....	1,00,831 13 3				
Sundries	9,311 7 0	.....	9,311 7 0				
	1,55,019 4 3	.....	1,55,019 4 3				
Connaught Road Estate—Scheme No. XXIII—							
Acquisition	13,409 0 0	.....	13,409 0 0	10,546 12 11	.....	10,546 12 11	79,495 9 11
Construction	54,917 13 8	.....	54,917 13 8				
Sundries	621 15 4	.....	621 15 4				
	68,948 13 0	.....	68,948 13 0				
In Scheme II—Scheme No. XXIV—							
Acquisition	1,51,413 0 0	.....	1,51,413 0 0	19,783 14 5	.....	19,783 14 5	2,65,953 6 10
Construction	92,747 5 11	.....	92,747 5 11				
Sundries	2,009 2 6	.....	2,009 2 6				
	2,46,169 8 5	.....	2,46,169 8 5				
In Scheme IV—Gamdevi Estate—Scheme No. XXV—							
Sundries	274 10 8	.....	274 10 8	32 13 5	.....	32 13 5	307 8 1
Scheme No. XXXIV—Chunam Kiln Road—							
Sundries	228 0 0	.....	228 0 0	51 0 0	.....	51 0 0	279 0 0
In Scheme III—Falkland Road—Scheme No. XXXV—							
Sundries	208 1 8	.....	208 1 8	43 8 2	.....	43 8 2	251 9 10
Scheme No. XXXIX—Parel Road—							
Sundries	318 2 10	461 11 0	779 13 10	14 0 0	.....	14 0 0	793 13 10

Chaupáti Reclamation	1,500 0 0	.....	1,500 0 0	383 0 0	.....	383 0 0	1,883 0 0	
Surveys of the Island of Bombay.								
Survey of the North of the Island of Bombay	88,706 4 0	*Cr.* 170 0 0	88,536 4 0	18,409 5 11	.....	18,409 5 11	1,06,945 9 11	
Administrative Offices.								
Construction	3,03,697 8 5	150 0 0	3,03,847 8 5	13,034 0 0	.....	13,034 0 0	3,20,455 8 5	
Additional Storey	3,574 0 0	.....	3,574 0 0					
	3,07,271 8 5	150 0 0	3,07,421 8 5					
Store-yards at Agripáda—								
Construction	3,509 2 7	749 11 1	4,258 13 8	777 7 10	.....	777 7 10	5,036 5 6	
Central Stores at the back of Frere Fletcher School—								
Construction	12,896 6 2	.....	12,896 6 2	2,759 15 6	.....	2,759 15 6	15,656 5 8	
Grand Total ...Rupees.	4,19,52,287 11 10	17,81,625 15 1 *Cr.* 170 0 0	4,37,33,743 10 11	43,93,478 10 10	4,41,880 4 0	43,35,358 14 10	4,35,69,102 9 9	
		17,81,455 15 1						

J. P. ORR,
Chairman.

C. M. CORREA,
Secretary and Chief Accountant.
Assistant *Secretary's Office, Bombay, 5th August 1913.*

Examined and found correct.
F. L. SILVA,
Assistant Examiner of Local Fund Accounts. } Auditor.
Bombay, 21st August 1913.

II—405

17

APPENDIX III.

GENERAL ACCOUNT.

Revenue.

Budget Estimate for the year 1912-1913.	Statement of Receipts.	Actual receipts for the year ending 31st March 1913.	
Rs.	RENTS AND OTHER PROCEEDS OF PROPERTIES.	Rs. a. p.	Rs. a.
	1—*Schedule C.*		
32,680	The Flats	34,352 6 3	
10	„ Kennedy Sea Face	10 0 0	
200	„ Cooperage Plot	501 5 4	
33,627	„ Marine Lines Estate	36,432 4 8	
29,576	„ Wellington Lines Plot	29,799 9 9	
33,425	„ Wodehouse Road Plot	33,871 1 1	
.....	„ Dispensary Plot	4,755 9 10	
.....	„ Secretariat Plot	.....	
1,950	„ Plot south of old Town Barracks	1,950 0 0	
69,831	„ Hornby Road Plot	68,507 5 8	
12,871	„ Plot south of Crawford Market	11,798 0 3	
8,233	„ Plot north of Municipal Offices	8,232 15 0	
20,090	„ Chowpátty Estate	25,239 0 10	
8,000	„ Parel Estate	9,785 4 0	
2,50,493			2,65,234 14 8
	2—*Schedule D.*		
4,079	The Connaught Road Estate	4,219 14 6	
24,498	„ Agripáda Estate	37,612 2 10	
1,257	„ Lands at Mátunga	2,487 11 11	
29,834			44,319 13 3
	3—*Schedule E.*		
99,164	Colába Reclamation (Scheme VII)	.....	99,390 2 2
	4—*Schedule F.*		
204	Lands leased by Government	.....	204 4 4
	5—*Other Lands and Buildings vesting in the Board. Schemes.*		
33,129	The Scheme No. I	33,868 4 3	
2,68,843	„ Scheme No. II	2,67,455 6 8	
2,08,125	„ Scheme No. III	2,03,271 15 7	
22,162	„ Scheme No. IV	23,889 6 3	
11,500	„ Scheme No. V	20,725 14 7	
10,500	„ Scheme No. VI	23,902 11 3	
31,800	„ Scheme No. VIII	43,589 10 8	
100	„ Scheme No. XIII	136 9 7	
29,193	„ Scheme No. XXVII	62,587 7 5	
3,65,000	„ Scheme No. XXIX	3,33,381 2 2	
100	„ Scheme No. XXX	264 6 2	
90,000	„ Scheme No. XXXI	86,821 0 0	
13,000	„ Scheme No. XXXII	.....	
8,000	„ Scheme No. XXXIII	5,906 13 11	
100	„ Scheme No. XXXVI	563 15 9	
26,000	„ Scheme No. XXXVII	5,752 8 11	
11,17,552			11,12,117 5 2
	Chawls.		
13,000	The Chawls at Agripáda, 4 blocks	9,774 10 9	
34,500	„ „ at Agripáda, 12 blocks	29,622 4 3	
6,200	„ „ at Nágpáda, 2 blocks	6,832 0 0	
7,500	„ Temporary Sheds at Agripáda and Charni Road ...	7,880 0 0	
36,500	„ Chawls at Chandanwádi	38,154 14 8	
3,500	„ „ Princess Street Estate	3,713 8 0	
43,000	„ Imámwáda Chawls	43,788 5 11	
10,200	„ Paltan Road Huts	7,796 8 0	
34,500	„ Permanent Chawls in Scheme VIII	36,944 0 0	
17,500	„ Chawls at Agripáda, 6 blocks	15,985 8 0	
6,800	„ „ at Nágpáda, 1 block	6,418 0 0	
15,600	„ „ at Supáribág in Scheme No. XXXI	17,450 7 1	
2,28,800			2,23,660 2 8
17,26,047	Carried over ...	.....	17,44,926 10 3

Budget Estimate for the year 1912-1913.	Statement of Receipts.			Actual Receipts for the year ending 31st March 1913.	
Rs.			Rs. a. p.	Rs. a. p.	Rs. a. p.
17,26,047	Brought forward ...		.....	.....	17,44,925 10 3
	RENTS AND OTHER PROCEEDS OF PROPERTIES—*continued.*				
	5—*Other Lands and Buildings vested in the Board*—contd.				
	Police Schemes.				
8,094	The Scheme No. XIV (Nágpáda)			8,094 0 0	
15,747	„ Scheme No. XVI (Wodehouse Road)			15,747 0 0	
2,910	„ Scheme No. XVII (Duncan Road)			2,910 0 0	
1,781	„ Scheme No. XVIII (Shepherd Road)			1,781 0 0	
9,373	„ Scheme No. XIX (Agripáda)			9,455 0 0	
4,201	„ Scheme No. XXIII (Connaught Road)			4,237 0 0	
13,030	„ Scheme No. XXIV (Princess Street)			13,230 0 0	
55,166					55,454 0 0
9,25,000	Contribution from Municipal Funds			.....	9,25,000 0 0
	Refund of Municipal Taxes—		Rs. a. p.		
	Schedule C		4,704 12 10		
	„ D		559 0 3		
	„ E		279 8 11		
				5,543 6 0	
	Scheme I		107 8 10		
	„ II		8,364 7 0		
	„ III		13,184 2 0		
	„ IV		357 10 9		
	„ V		1,600 9 1		
	„ VI		372 13 9		
	„ VIII		3,917 2 10		
	„ XIII		85 13 5		
	„ XXVII		487 5 11		
	„ XXIX		19,254 4 10		
54,360	„ XXX		28 1 8		
	„ XXXI		4,656 13 7		
	„ XXXIII		844 3 5		
	„ XXXVI		126 7 7		
	„ XXXVII		0 5 7		
				53,337 14 3	
	Scheme XIV		1,494 1 6		
	„ XVI		3,606 11 6		
	„ XVII		351 3 4		
	„ XVIII		214 10 10		
	„ XIX		1,069 10 4		
	„ XXIII		609 6 10		
	„ XXIV		1,333 3 10		
				8,679 0 2	
	Imámwáda Chawls		0 4 6		
	Scheme VIII, Paltan Road Huts		81 7 11		
	„ „ Permanent Chawls		26 9 0	108 5 5	
					67,668 9 10
1,15,000	Interest on Investments			63,867 1 10	
	Interest on Temporary Investment of Cash Balances ...			1,37,761 3 10	
					2,01,628 5 8
1,41,300	Receipts from Property Tax under section 73 of the Act ...			.....	
.....	Unclaimed Wages Account (Revenue)			2,041 10 3	
5,000	Receipts from hire of Steam Rollers			1,384 8 0	
					3,426 2 3
30,21,873	Grand Total ...			.....	29,98,103 12 0

J. P. ORR,
Chairman.
C. M. CORREA,
Secretary and Chief Accountant.
Secretary's Office, Bombay, 5th August 1913.

Examined and found correct.
F. L. SILVA,
Assistant Examiner of Local Fund Accounts, } Auditor.
Bombay, 21st August 1913.

APPENDIX IV.

GENERAL ACCOUNT.

Expenditure.

Budget Estimate for the year 1912-1913.	Statement of Charges.	Actual Expenditure for the year ending 31st March 1913.	
Rs.	MAINTENANCE OF PROPERTIES.	Rs. a. p.	Rs. a. p.
	1—*Schedule C.*		
6,750	The Flats	6,668 12 8	
.....	„ Kennedy Sea Face	.....	
875	„ Cooperage Plot	1,644 5 10	
600	„ Marine Lines Estate	759 8 3	
.....	„ Secretariat Plot	.....	
1,400	„ Wellington Lines Plot	1,370 13 3	
.....	„ Wodehouse Road Plot	81 0 0	
.....	„ Hornby Road Plot	264 6 2	
.....	„ Plot north of Municipal Offices	20 0 0	
.....	„ Dispensary Plot	55 15 0	
.....	„ Plot south of old Town Barracks	5 0 0	
600	„ Chanpáti Estate	922 7 0	
1,920	„ Parel Estate	1,798 7 4	
.....	„ Plot south of Crawford Market	28 0 0	
12,145			13,618 11 6
	2—*Schedule D.*		
.....	The Connaught Road Estate	—5 3 0	
730	„ Agripáda Estate	1,387 5 5	
120	„ Lands at Mátunga	80 8 4	
850			1,462 10 9
	3—*Schedule E.*		
240	The Foreshores (Colába, Wálkeshwar and Mahálaxmi) ...	232 2 3	
1,500	Colába Reclamation (Scheme VII)	2,131 6 6	
1,740			2,363 8 9
	4—*Other Lands and Buildings vested in the Board.*		
950	The Scheme No. I	618 2 6	
7,896	„ „ II	11,477 6 6	
11,096	„ „ III	19,335 1 9	
700	„ „ IV	2,180 0 6	
2,820	„ „ V	1,785 6 10	
3,800	„ „ VI	2,279 1 11	
3,596	„ „ VIII	3,375 5 7	
25	„ „ XIII	3 4 0	
225	„ „ XXVII	1,692 12 6	
36,180	„ „ XXIX	29,101 3 9	
25	„ „ XXX	7 6 2	
10,466	„ „ XXXI	9,074 9 4	
700	„ „ XXXII	.....	
1,500	„ „ XXXIII	1,205 8 7	
25	„ „ XXXVI	155 2 10	
1,400	„ „ XXXVII	453 4 2	
81,404			83,043 12 11
	Chawls.		
2,046	The Chawls at Agripáda, 4 blocks	2,537 4 8	
6,842	„ „ „ 12 „	6,875 12 9	
1,071	„ „ Nágpáda, 2 „	1,376 14 1	
5,180	„ „ Chandanwádi	5,754 11 8	
559	„ „ Princess Street Estate...	672 14 10	
.....	„ Temporary Sheds at Agripáda	.....	
1,432	„ Semi-permanent Huts at Charni Road	1,684 13 5	
5,743	„ Imámwáda Chawls	6,541 10 1	
3,100	„ Chawls at Agripáda, 6 blocks	3,164 14 9	
1,008	„ „ Nágpáda, 1 block	849 3 3	
2,740	„ „ Mándvi-Koliwáda	3,172 13 9	
5,298	„ Paltan Road Huts	3,478 8 9	
2,466	„ Chawls at Supáribág	2,995 1 5	
37,485			39,104 11 5
8,300	*Land Superintendent's Department	.....	.....
1,41,924	Carried over ...	.....	1,39,593 7 4

* Distributed over other items.

Budget Estimate for the year 1912-1913.	Statement of Charges.			Actual Expenditure for the year ending 31st March 1913.	
Rs.				Rs. a. p.	Rs. a. p.
1,41,924		Brought forward ...		.....	1,39,593 7 4
	MAINTENANCE OF PROPERTIES—*continued.*				
	5—Maintenance of Streets.				
360	Schedule C			453 14 10	
1,000	„ D			1,058 13 10	
...	„ E			.....	
...	Scheme I			31 4 10	
1,000	„ II			963 12 8	
880	„ III			690 8 6	
5,040	„ IV			4,012 12 7	
800	„ V			999 14 9	
300	„ VI			402 15 3	
1,740	„ VIII			1,150 7 8	
475	„ XIII			823 0 0	
460	„ XXVII			285 4 8	
...	„ XXIX			40 0 0	
1,200	„ XXXI			1,344 5 11	
1,180	„ XXXVI			1,274 11 7	
13,935					13,531 15 1
18,000	6—Maintenance of Tools and Plant			.....	13,702 13 0
1,73,859					1,66,828 3 5
	7—Municipal Rates and Taxes.				
			Rs. a. p.		
	Schedule C		8,423 5 3		
	„ D		877 10 11		
	„ E		11 2 6		
				9,312 2 8	
	Other lands and buildings—				
	Scheme I		126 14 10		
	„ II		9,296 7 3		
	„ III		23,937 2 3		
	„ IV		412 5 0		
	„ V		3,904 8 11		
	„ VI		2,706 8 9		
	„ VIII		4,296 8 10		
	„ IX		.....		
	„ XIII		24 5 4		
	„ XXVII		591 2 11		
	„ XXIX		52,814 10 9		
	„ XXX		22 3 4		
	„ XXXI		16,642 4 11		
	„ XXXIII		1,444 12 5		
	„ XXXVI		22 13 6		
2,19,875	„ XXXVII		632 15 4		
				1,16,875 12 4	
	Chawls at Agripáda, 4 blocks ...		1,700 13 11		
	„ „ 12 „ ...		4,936 6 4		
	„ Nágpáda, 2 „ ...		805 12 10		
	„ Chandanwádi ...		4,611 4 1		
	„ Princess Street Estate ...		426 4 4		
	„ at Agripáda, 6 blocks ...		2,436 15 4		
	Temporary sheds at Agripáda and Charni Road		971 12 8		
	Imámwáda Chawls		5,576 13 8		
	One block of Chawls at Nágpáda ...		884 13 7		
	Temporary Huts, Paltan Road ...		1,047 0 6		
	Chawls in Mándvi-Koliwáda ...		4,525 13 3		
	Supáribág Chawls		2,397 0 0		
				30,320 14 6	
	Scheme XIV		1,494 1 6		
	„ XVI		3,606 11 6		
	„ XVII		351 3 4		
	„ XVIII		214 10 10		
	„ XIX		1,069 10 4		
	„ XXIII		609 6 10		
	„ XXIV		1,333 3 10		
				8,679 0 2	
					1,65,187 13 8
3,93,734		Carried over ...		.....	3,32,016 1 1

Budget Estimate for the year 1912-1913.	Statement of Charges.	Actual Expenditure for the year ending 31st March 1913.	
Rs. 3,93,734	Brought forward ...	Rs. a. p.	Rs. a. p. 3,32,016 1 1
2,33,955	Sinking Fund (Loan of 1899 and 1901 to 1910)	2,26,331 9 0	
18,49,760	Interest on Debenture Loans of 1899 and 1901 to 1910 ...	18,28,318 12 4	20,54,650 5 4
20,83,715			
.....	Unclaimed Wages (Revenue) paid	.....	452 2 5
9,475	Commission for collecting interest and withdrawal fees (Bank of Bombay)	2,940 4 6	
	Bank of Bombay Loan Account	5,300 0 0	
	Commission for paying interest (Chartered Bank) ...	671 7 7	
	" " " " (Bank of Bengal) ...	500 0 0	9,411 12 1
9,475			
	Interest payable under section 68 (1) of the Act—		
68,500	To Government	68,194 8 4	
35,500	To the Corporation	37,431 3 10	1,05,625 12 2
1,04,000			
25,90,924	Grand Total Rs. ...	.....	25,02,156 1 1

J. P. ORR,
Chairman.

C. M. CORREA,
Secretary and Chief Accountant.

Secretary's Office, Bombay, 5th August 1913.

Examined and found correct.

F. L. SILVA,
Assistant Examiner of Local Fund Accounts. } Auditor.

Bombay, 21st August 1913.

APPENDIX V.

Account of Balances under General Account as per section 79 (3) of Act IV of 1898.

1899.							
March 31st—By Balance	*Cr.*	Rs.	1,80,067	0	0		
1900.							
March 31st—By Balance	*Cr.*	Rs.	1,07,554	10	7		
1901.							
March 31st—By Balance	*Cr.*	Rs.	4,60,106	5	5		
1902.							
March 31st—By Balance	*Cr.*	Rs.	4,41,258	2	5		
1903.							
March 31st—By Balance	*Cr.*	Rs.	5,22,307	12	9		
1904.							
March 31st—By Balance	*Cr.*	Rs.	1,81,486	10	2		
1905.							
March 31st—By Balance	*Cr.*	Rs.	67,141	9	4		
1906.							
March 31st—By Balance	*Cr.*	Rs.	1,20,396	1	9		
						Rs.	20,80,318 4 5
1907.							
March 31st—To Balance	*Dr.*	Rs.	56,081	4	2		
1908.							
March 31st—To Balance	*Dr.*	Rs.	1,22,781	3	10		
1909.							
March 31st—To Balance	*Dr.*	Rs.	1,25,306	10	10		
						Rs.	3,04,169 2 10
						Rs.	17,76,149 1 7
1910.							
March 31st—By Balance	*Cr.*	Rs.	52,615	1	3		
1911.							
March 31st—By Balance	*Cr.*	Rs.	1,60,364	0	2		
1912.							
March 31st—By Balance	*Cr.*	Rs.	2,93,216	12	1		
1913.							
March 31st—By Balance	*Cr.*	Rs.	4,95,947	10	11		
						Rs.	10,02,143 8 5
					Net credit	Rs.	27,78,292 10 0

J. P. ORR,
Chairman.

C. M. CORREA,
Secretary and Chief Accountant.

Secretary's Office, Bombay, 5th August 1913.

Examined and found correct.

F. L. SILVA,
Assistant Examiner of Local Fund Accounts. } Auditor.

Bombay, 21st August 1913.

APPENDIX

Sinking Fund

Description of Loan.	Year of Loan.	Date of issue of Loan.	Date of redemption of Loan.	Currency of Loan.	Amount raised.	Average rate of issue.	½ yearly interest payable.	Basis.
						Rs. a. p.	Rs.	Per cent.
Debenture Loan ...	1899	1st November 1899.	1st November 1959.	60 years.	50 lákhs.	96 0 0	1,00,000	4
Do. ...	1901	6th September 1901.	6th September 1961.	„	30 „	95 4 0	60,000	4
Do. ...	1902	15th July 1902.	15th July 1962.	„	30 „	98 2 0·6	60,000	4
Do. ...	1903	20th August 1903.	20th August 1963.	„	60 „	100 4 0	1,20,000	4
Do. ...	1904	7th September 1904.	7th September 1964.	„	50 „	102 5 9·438	1,00,000	4
Do. ...	1905	12th September 1905.	12th September 1965.	„	30 „	103 10 2·75	60,000	4
Do. ...	1906	2nd October 1906.	2nd October 1966.	„	20 „	100 15 9	40,000	3
Do. ...	1907	24th September 1907.	24th September 1967.	„	15 „	98 4 1·671	30,000	3
Do. ...	1908	8th September 1908.	8th September 1968.	„	30 „	96 4 8·914	60,000	3
Sterling Loan ...	1909	1st July 1909.	1st July 1969.	„	84,92,000*	95 12 0	1,69,980	3
Do. ...	1910	1st July 1910.	1st July 1970.	„	49,95,000†	99 0 0	99,900	3
Debenture Loan ...	1912	28th August 1912.	28th August 1972.	„	25 lákhs.	101 12 8	50,000	3
Total ...	...	.....	.....	.....	4,74,94,000	98 10 5·066	9,49,880	...

*(£566,600 @ 1s. 4d.)
†(£333,000 @ 1s. 4d.)

Examined and found correct.

F. L. SILVA,
Assistant Examiner of Local Fund Accounts. } Auditor.

Bombay, 21st August 1913.

VI.

Statement.

Sinking Fund.

Amount payable ½ yearly.	Total amount paid to date.	Interest accrued to date.	Total amount, including interest.	Nominal value of Investment up to date in 4 per cent. Stock.	Nominal value of Investment in Municipal Debentures.	Nominal value of Investment in Port Trust Debentures.	Nominal value of Investment in Improvement Trust Debentures.	Cost of Investment.	+ or − balances under Sinking Fund.
Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs.	Rs.	Rs.	Rs.	Rs. a. p.	Rs. a. p.
10,240 and 10,564 from 15-5-08.	2,69,480 0 0	83,906 4 1	3,53,386 4 1	3,56,000	1,19,500	.....	2,36,500	3,53,233 8 1	+152 12 0
6,280 0 0	1,38,160 0 0	33,937 5 8	1,72,097 5 8	1,72,500	43,000	6,500	1,23,000	1,71,913 3 9	+184 1 11
6,280 0 0	1,25,600 0 0	26,875 6 11	1,52,475 6 11	1,52,500	26,000	6,500	1,20,000	1,52,552 7 5	−77 0 6
12,560 0 0	2,26,080 0 0	42,170 13 7	2,68,250 13 7	2,66,500	16,500	12,500	2,37,500	2,68,152 14 2	+97 15 5
10,240 and 10,493 from 15-1-08.	1,66,623 0 0	26,808 4 4	1,93,431 4 4	1,92,000	2,500	10,500	1,79,000	1,93,250 0 3	+181 4 1
6,280 0 0	87,920 0 0	12,260 9 0	1,00,180 9 0	1,00,000	1,500	6,000	92,500	1,00,261 15 10	−81 6 10
6,037-0-8 & 6,148-0-8 from 1-1-08.	73,665 8 0	8,581 5 7	82,246 13 7	82,500	1,000	6,000	75,500	82,449 7 1	−202 9 6
4,609 9 10	46,096 2 4	4,341 3 8	50,437 6 0	50,500	1,000	4,500	45,000	50,586 9 6	−149 3 6
9,219 5 8	73,754 13 4	5,258 5 1	79,013 2 5	78,500	500	9,000	69,000	79,182 6 6	−169 4 1
25,654 4 0	1,79,579 12 0	10,712 11 2	1,90,292 7 2	1,87,500	1,500	25,000	1,61,000	1,90,322 11 4	−30 4 2
15,077 8 4	75,387 9 8	2,858 8 10	78,246 2 6	76,500	500	15,000	61,000	78,440 3 4	−194 0 10
7,682 12 0	...	...	...	...	...	...	...	...	...
.....	14,62,346 13 4	2,57,710 13 11	17,20,057 11 3	17,15,000	2,13,500	1,01,500	14,00,000	17,20,345 7 3	−287 12 0

J. P. ORR,
Chairman.

C. M. CORREA,
Secretary and Chief Accountant.
Secretary's Office, Bombay, 5th August 1913.

ADMINISTRATION REPORT 1907-08
ADMINISTRATION REPORT (1913)
NOTE
AREA ADDED BY E. & W. EASTERN AVENUE
KALAPANI
BUKRI BAZAR
TANK PAKADI
MADANPURA
KAMATIPURA
2nd HASPADA
DOMER'S HART
POWOJI HILL
CHINCH BUNDER
TELWADI
KOLBAT WADI
DISPENSARY PLOT
FORT NORTH
SECRETARIAT PLOT
COOPERAGE PLOT
CRESCENT SITE
WELLINGTON LINES PLOT
WODEHOUSE ROAD PLOT.
MIDDLE COLABA
MATHEW ROAD SCHEME
ISLAND of BOMBAY
1907
REFERENCE
GREEN
BLUE
YELLOW
BROWN
CARMINE
P.W.D.
TRUST ENGINEER

BOMBAY IMPR

DEVELOPMEN
& PORTION

Sc

TABLE OF COST					
	80 Ft. Wide Rd. (R. Rate Rs. 22/-)	70 Ft. Wide Rd. (R. Rate Rs. 22/-)	60 Ft. Wide Rd. (R. Rate Rs. 22/-)	40 Ft. Wide Rd. (R. Rate Rs. 22/-)	30 Ft. Wide Rd. (R. Rate Rs. 22/-)
Road Excavation and Soling including Water Proofing	2-14	2-00	1-99	1-86	1-71
Concrete Cement & Metal Cushion & Metal Guard	5-74	5-74	5-74	5-74	5-51
Concrete Cement Metal Surface Road	1-09	1-00	1-00	1-00	1-98
Pucca Cement Metal Surface Footpath	4-74	4-74	4-74	4-74	4-74
TOTAL	13-51	12-48	12-33	12-34	12-94

COURSE OF ROAD

20 Ft. ROAD

26 Ft. ROAD

30 Ft. ROAD

40 Ft. ROAD

60 Ft. ROAD

CROSS SECTIONS OF TYPE ROADS
SCALE 8"=1'-0"

TO ROWLEE 3/8 MILE

CENTRAL GARDEN

KINGJI CIRCLE

KINGSWAY

PLAY-GROUND

EXCLUDED FROM SCHEME

PLOTS

SHOPS

MATUNGA STATION

CUFFE PARADE

400 Ft.

KINGSWAY SANCTIONED BY TR. No 113 of 23/7/-
T.R. No 184 of 11-10-12 APPROVES DEVELOPMENT SHOWN
WITHIN RED LINE & ALSO THE 3 ROADS MARKED BY BLUE LINES

OVEMENT TRUST

T OF SCHEME V

N OF SCHEME VI

ALE 3000 FEET = 1 INCH

SECTION OF KINGSWAY

SECTION AT KINGS CIRCLE.

P.J. Bond
DEC 12.

A.M.I.C.E.
TRUST ENGINEER

BOMBAY IMPROVEMENT TRUST

NOWROJI HILL — SCHEME No. XXIX

(REVISED).

Scale 150 Ft. to an Inch.

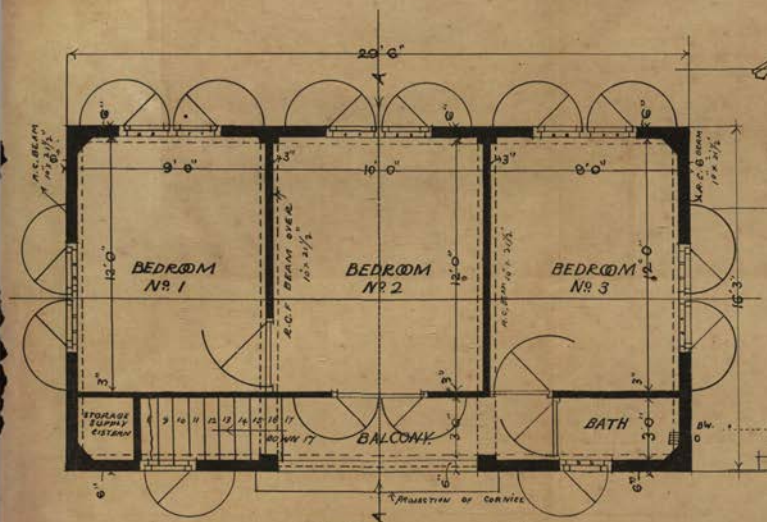
NOTE:—
The Boundary of Nowroji Hill Scheme shown thus
Proposed Roads tinted brown

J. Watson

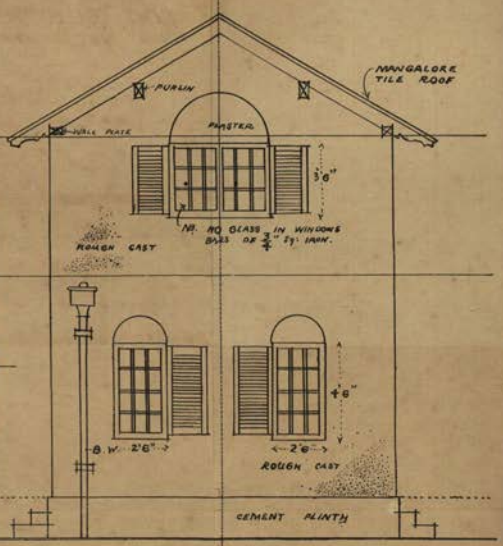
AMICE
TRUST ENGINEER.

CITY OF BOMBAY IMPROVEMENT TRUST
RENT COLLECTORS CHOWKY AT IMMAMWADA.

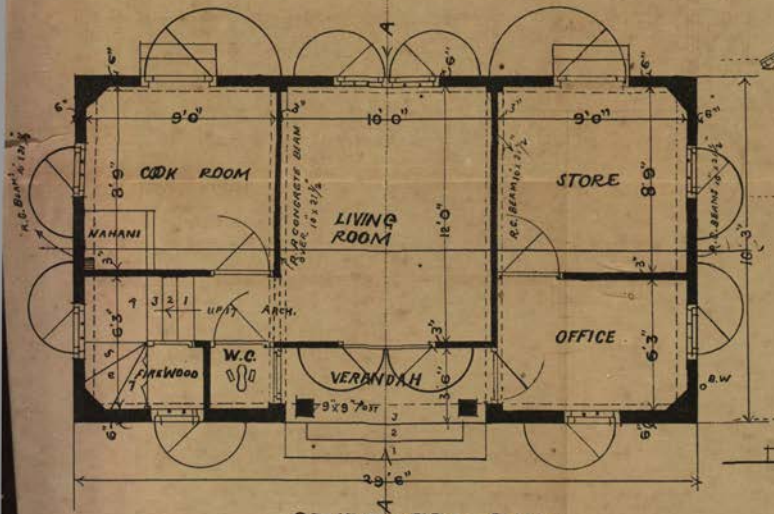
SCALE : FOUR FEET TO ONE INCH.



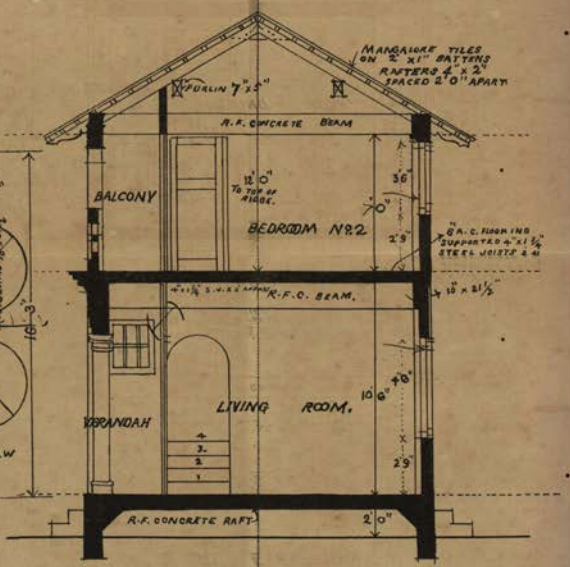
: UPPER : FLOOR : PLAN :



: SIDE : ELEVATION :



: GROUND : FLOOR PLAN :



: SECTION : ON : AA :

SCALE OF FEET.

Digitized with financial assistance from

Government of Maharashtra

on 01 February, 2020